



MEMORANDUM

DATE: January 10, 2024
For January 25, 2024 Hearing

A handwritten signature in blue ink, appearing to read "Kristina Swallow".

TO: John Iurino
Zoning Examiner

FROM: Kristina Swallow, Director
Planning & Development Services

SUBJECT: REZONING - PLANNING & DEVELOPMENT SERVICES REPORT
TP-ENT-1023-00042 Pepper Viner – East Escalante Road
SR to R-2 (Ward 4)

Issue – This is a request by WLB Group, on behalf of Pepper Viner Homes to rezone a 6-acre area from SR Suburban Ranch to R-2 Residential to allow for the development of a new 53-lot single family residential community.

The subject site is located at the southeast corner of Escalante Road and Evergreen Avenue, at approximately 7700 East Escalante Road, in Ward 4.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of R-2 zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Vacant.

Zoning Descriptions:

Existing: SR (Suburban Ranch) – This zone provides for very low density, large lot, single-family, residential development and suburban ranch uses. Uses that would adversely affect the open space, agricultural, or natural characteristics of this zone shall not be permitted.

Proposed: R-2 (Residential) – This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Select other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

Adjacent Zones and Land Uses:

North: Escalante Road (Arterial Roadway, 150-foot ROW), R-2 opposite, single family residential land use.

East: C-1 Commercial
South: R-2 Residential
West: R-3 Residential

Previous Cases on the Property: C9-06-18 Pepper Viner – Evergreen Ave, SR to R-2; expired December 20, 2016. The rezoning was recommended for approval by the Zoning Examiner’s report dated October 27, 2006 and the rezoning was authorized on December 20, 2006 with a vote of 6 in favor, 0 opposed (Vice Mayor West absent/excused). A five-year extension was granted by Mayor and Council on January 24, 2012. Development of the site did not follow.

Related Cases: None

Project Background – The property owner wishes to rezone the subject parcel for the construction of a new 53-lot single-family residential community to be named The Evergreen.

Applicant’s Request – Rezoning to R-2 Residential to allow for the proposed development.

Neighborhood Meeting – A neighborhood meeting was held by the applicant on October 5, 2023 at 6:00pm. It was advertised using a mailing list and labels requested through the Planning and Development Services Department following a pre-submittal meeting on August 23, 2023.

The meeting was held virtually through Zoom/Telephone Conference. The applicant was represented by two staff members from the WLB Group, and two staff members from Pepper Viner Homes. One nearby resident attended the meeting, who expressed concern about building heights on the south side of the development. The project representatives demonstrated that lots 27-34 would be limited to single-story residences, which the applicant found acceptable.

The meeting attendee stated she was pleased to hear about the proposed development because it is a nuisance in its undeveloped condition, with brush fires having occurred on the site and evidence of homeless persons living on the property. Attendee stated she does not know her neighbors well but says she senses other neighbors adjacent to the southern boundary of the site will appreciate the single-story restriction.

No other neighbors contacted the applicant group either before or after the neighborhood meeting.

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson*, the *South Pantano Area Plan*, and the *Groves Neighborhood Plan*.

Plan Tucson – The site lies within the Existing Neighborhoods building block in the Future Growth Scenario Map in Plan Tucson. Existing Neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability.

The proposed development is comparable in scale and use intensity to the R-3 zoned area to the west and serves to transition from lower to medium-density residential closer to arterial roads.

The increased density is supported by existing transit stops and community commercial development to the east, creating opportunities for increasing transit use and reducing dependence on cars while allowing easy access between uses. The development includes a landscaped drainage basin and dog-walking path along the east edge of the development.

The developer proposes limiting homes along the south property line to a single-story with a maximum height of 16 feet. This both ensures that the privacy of homes south of the development and mountain views are not impacted.

South Pantano Area Plan – This is intended to provide guidelines for future development, to protect existing development, and to create a sense of community within established neighborhoods. The development complies with *Plan* guidelines by promoting mid-urban density along arterial streets. The applicant’s desire to use Flexible Lot Development practices is supported by City policy encouraging housing development at compatible densities to existing development.

Groves Neighborhood Plan (GNP) –

This development creates a variety of residential densities supporting an orderly transition to medium density residential along Escalante Road, an arterial route per the *Major Streets and Routes Overlay*. It increases the ridership potential of nearby transit and creates a more pleasant pedestrian environment along Evergreen Avenue using landscaping and sidewalk improvements.

Design Considerations

Land Use Compatibility – The site is located at the intersection of Escalante Road, an arterial street, and Evergreen Avenue. Evergreen Avenue is a divided road with a solid median and 90-foot wide right-of-way, acting as a spine road between neighborhood streets and Escalante Road. Arterial streets considered a recommended location for higher-intensity residential development per general and area plan policies. There is a shopping center adjacent to the east, and a single-family residential neighborhood to the south of the proposed development. The zoning classification across Escalante Road to the north is R-2 Residential, which is being requested at the project location. The neighborhood across Evergreen Avenue to the west is zoned R-3, and could potentially be developed with much higher densities than proposed by the applicant. The neighborhood to the south is also zoned R-2, but comprised of single-family, single-story residential. The proposed development limits building heights along the southern boundary to a single-story, with a maximum height of 16 feet, to limit privacy and viewshed impacts to the existing neighborhood.

The proposed rezoning is aligned with the above plan policies. The land uses in the R-2 zone are primarily medium-density residential with associated public services. The preliminary development plan is compatible with the R-2 zone.

The closest transit stop is a bus stop adjacent to the site at the intersection of Escalante Road and Evergreen Road. The availability of transit supports the increase in residential density along this road.

Design Compatibility – The Design Compatibility Report and the proposed preliminary development plan illustrate the proposed development is compliant with relevant *General, Area, and Neighborhood Plan* policies

Road Improvements/Vehicular Access/Transit – The project faces Escalante Road, a designated arterial road by the Major Streets and Routes (MS&R) Plan. Vehicular access is provided by one access point on the north side of the property facing Escalante road and two points on Evergreen Avenue. Traffic in to and out of the Escalante Road access is limited to the east-facing lanes on Escalante Road due to the median, and no median breaks are within 150 feet of vehicle access. The north access on Evergreen Avenue will require a new median opening approximately 300 feet south of Escalante Road and will allow for traffic leaving the subdivision to turn right on Evergreen, north bound to Escalante Road. The southern access on Evergreen is to be limited to right-in/right-out movement. These design features will restrict traffic from leaving the subdivision and moving south through existing neighborhoods.

Interior pedestrian circulation is provided through 5-foot sidewalks within the development, with access to a proposed newly constructed 6-foot sidewalk along Evergreen Avenue. An existing sidewalk along Escalante Road provides pedestrian connectivity from the proposed development and nearby neighborhoods to the shopping center at the corner of Escalante Road and Pantano Road.

Conclusion –The proposed rezoning of the site from SR to R-2 is appropriate for this location, is compatible with existing surrounding land uses, and it is in compliance with *Plan Tucson*, the *South Pantano Area Plan* and the *Groves Neighborhood Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested R-2 zoning is recommended.

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan, dated November 13, 2023, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (l) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Should historic or prehistoric features, artifacts, or funerary items be discovered during grading, boring, trenching, or other ground disturbing activities, work shall cease immediately, and the Tucson Historic Preservation Office shall be contacted to assess the resource. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.
6. Technical standards will apply during the development process.

LAND USE COMPATIBILITY

7. Buildings shall be restricted to a single story with a maximum height of 16 feet in lots 20, 26-38 as depicted by the preliminary development plan.
8. Graffiti on walls or on any other location on site shall be removed within seventy-two (72) hours of discovery.
9. There is existing parking in the proposed drainage common area on the east side serving the neighboring building. The parking will not be counted as retention or detention area because it is impervious. If the parking is demolished, a geotechnical report will be required during the development stage to allow a drainage basin that close to the existing building.

10. Per 8.7.3.G-1, to the greatest degree practical, detention and retention basins within an FLD shall be designed as Functional Open Space (See UDC 8.7.3-F) by incorporating Multiple Use Concepts and Aesthetic Design Guidelines described in Chapter 4 of the Stormwater Detention/Retention Manual, the floodplain ordinance, and in Accordance with UDC Section 7.6.6.C, Stormwater Runoff, FOS amenities within detention and retention basin may count toward meeting Functional Open Space requirements; and developed in accordance with Section 7.11, Detention and Retention Basins. Show how the basin on the east side of the property is being utilized as functional open space.
11. Note that Per Section 8.7.3.H-2, one canopy tree shall be provided every 40 feet of pedestrian circulation systems, if providing canopy trees every 40 feet is not achievable, the applicant shall provide the equivalent number of trees that would be obtained using the 40-foot measurement and distribute the trees within the FLD project site along pedestrian circulation systems and within functional open space areas.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

12. All offsite improvements required with the development, such as street improvements, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson's Department of Transportation and Mobility.

WASTEWATER

13. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

TP-ENT-1023-00042, SR to R-2



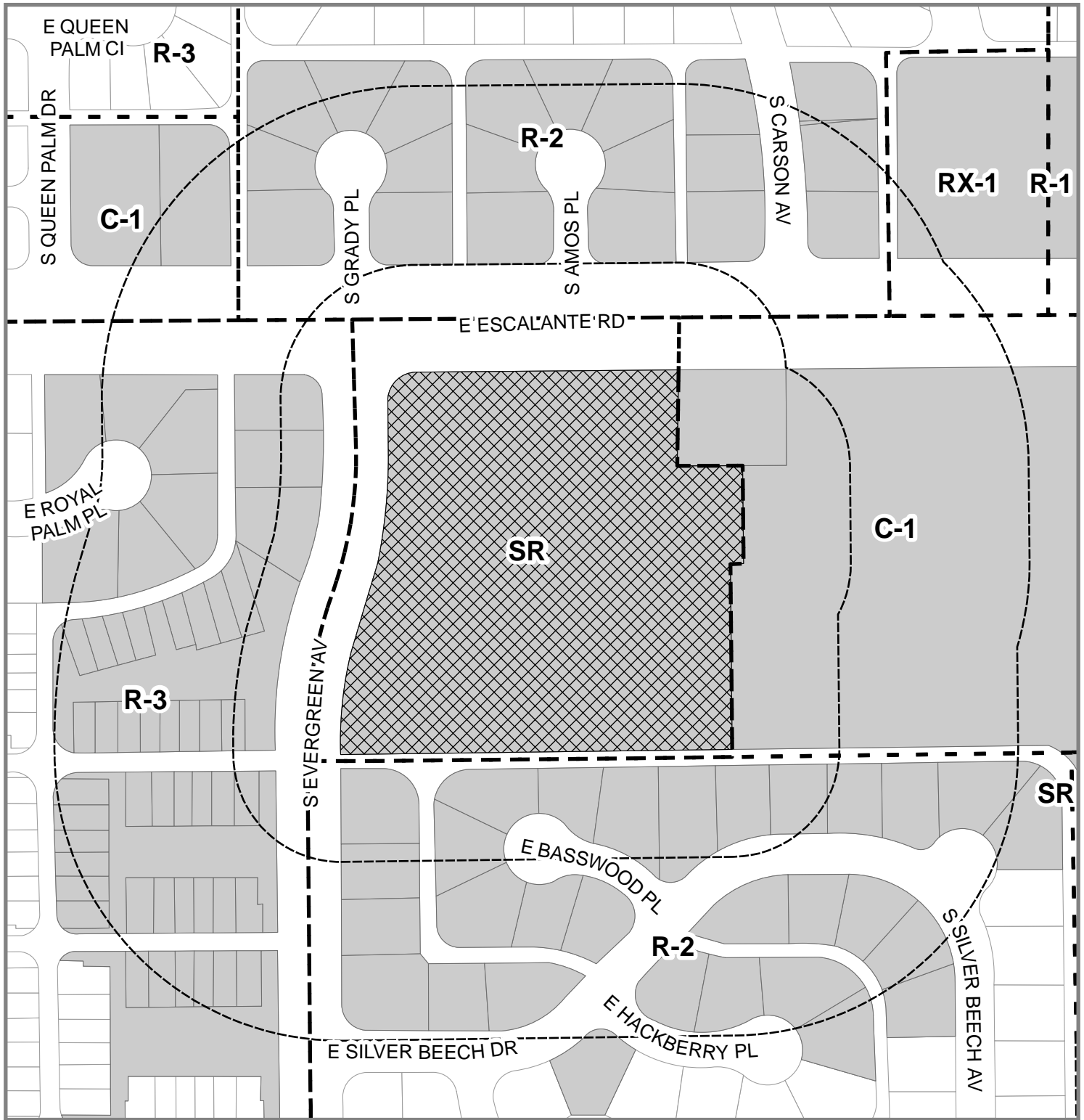
 Area of Rezoning





Address: No Address on Record
Base Maps: Twp. 1403 Range 1502 Sec. 32
Ward(s): 4

0 90 180 Feet
1:2,338

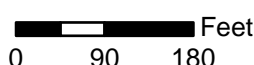


TP-ENT-1023-00042, SR to R-2



-  Area of Rezoning
-  Zone Boundaries
-  Properties Notified
-  400' Notification Area
-  Protest Area (150 ft. Radius)

Address: 7667 E ESCALANTE RD
 Base Maps: Twp. 1403 Range 1502 Sec. 32
 Ward(s): 4



1:2,338

TP-ENT-1023-00042, SR to R-2

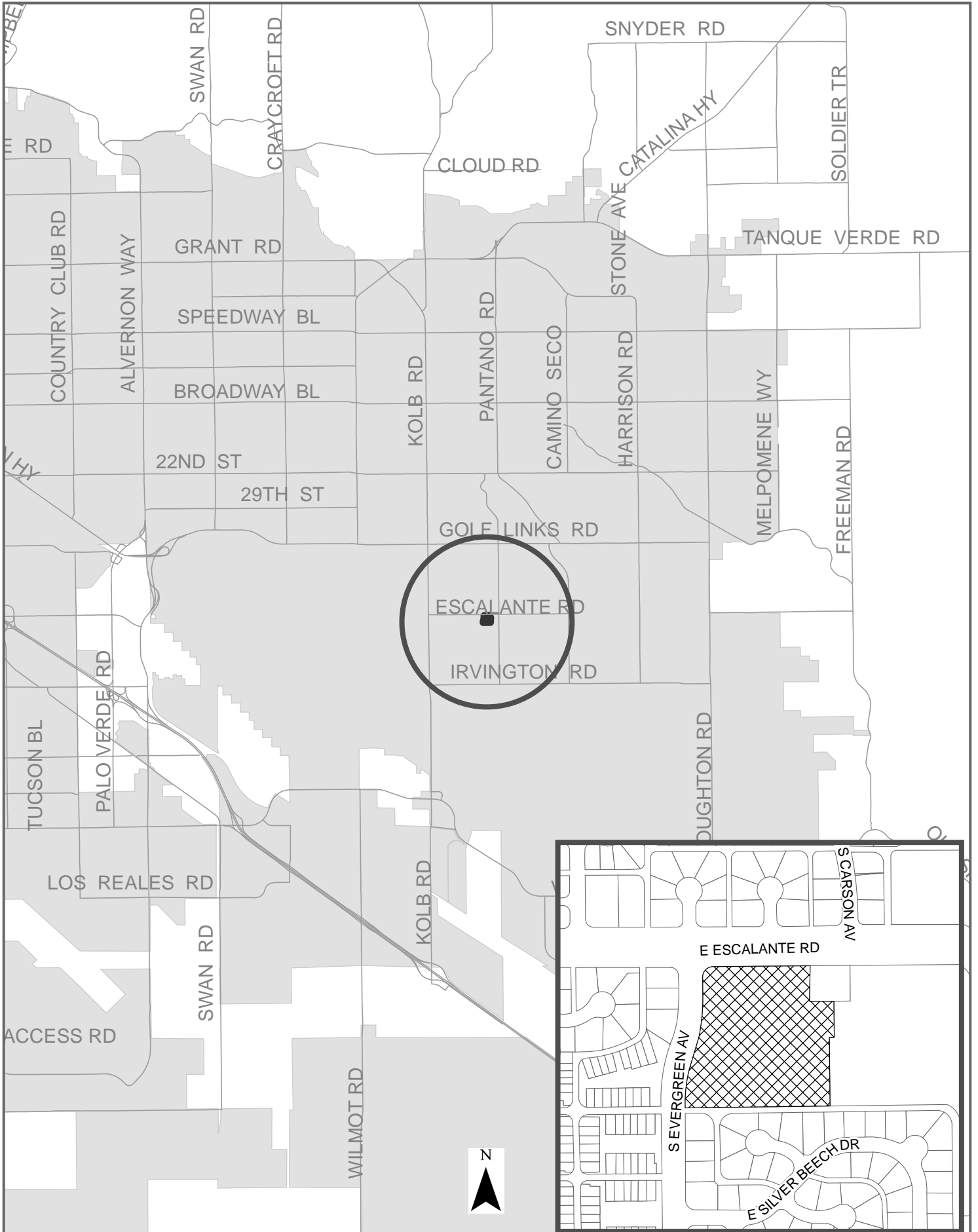


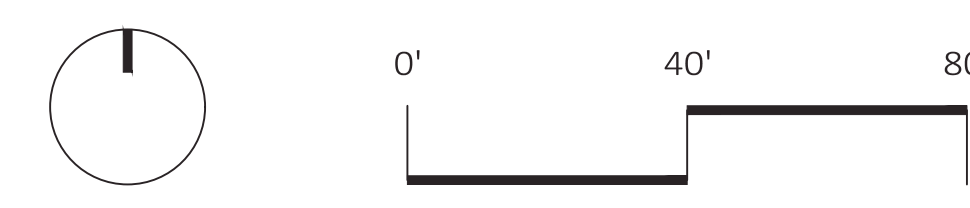
EXHIBIT M: PRELIMINARY DEVELOPMENT PLAN

Gsleigh1 REZONING
 Preliminary Development Plan
 TP-ENT- 1023-00042 Date 11-13-23
 Planning & Development Services



- NOTES**
1. SITE AREA: 6± ACRES
 2. LOTS: 53 UNITS
 35' X 57': 23 UNITS
 35' X 80': 30 UNITS
 3. DENSITY: 8.8 UNITS/ACRE (INCLUDING ENCROACHMENT)
 4. LOTS 20, 26-34 AND 35 ARE RESTRICTED TO SINGLE STORY AND MAXIMUM HEIGHT OF 16 FEET.
 5. FUNCTIONAL OPEN SPACE: 14,257 SF REQUIRED PROVIDED FOS: 18,383 SF
 6. GUEST PARKING: REQUIRED: 14 SPACES (1 SPACE PER 4 UNITS) PROVIDED: 19 SPACES
 7. PRIVATE LOCAL STREET ROW IS 30'.

- LEGEND**
- PROPERTY BOUNDARY
 - /// FUNCTIONAL OPEN SPACE
 - /// ENCROACHMENT AREA
 - 6' WALL
 - 6' WALL WITH WROUGHT IRON
 - 10' STREET LANDSCAPE BORDER
 - LANDSCAPING AREAS
 - P GUEST PARKING TYP.
 - 1 LITTLE LIBRARY
 - 2 BENCH
 - 3 MAILBOXES
 - 4 PET WASTE STATION
 - 5 PICNIC TABLE
 - # R LOT IS RESTRICTED TO SINGLE STORY AND MAXIMUM HEIGHT OF 16 FEET





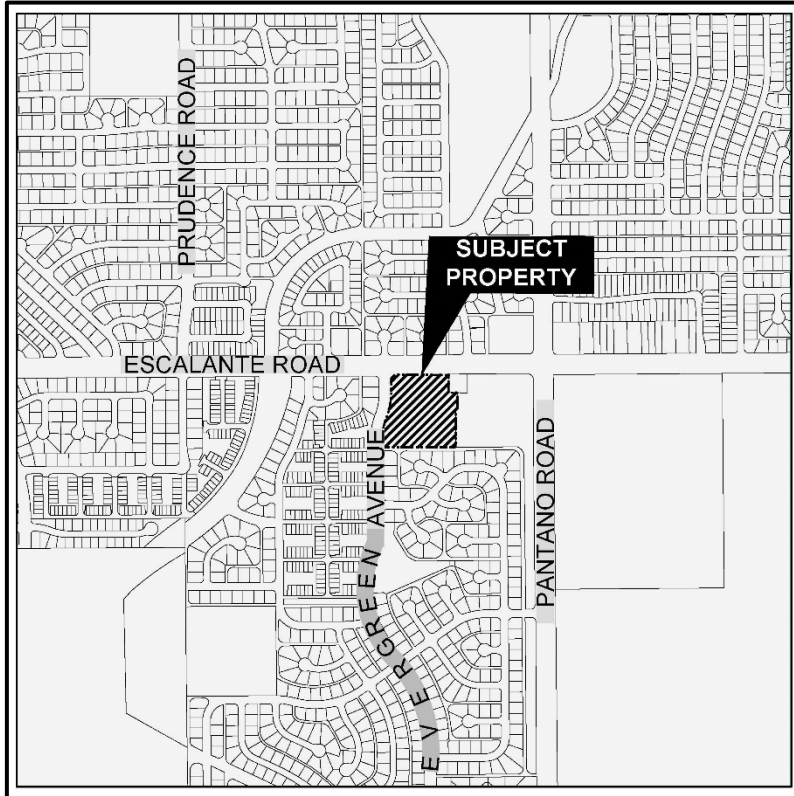
Gsleigh1 REZONING
 Preliminary Development Plan
 TP-ENT-1023-00042 Date 11-13-23
 Planning & Development Services

Engineering • Planning
 Surveying • Urban Design
 Landscape Architecture

September 22, 2023

Dear Neighbor,

You are invited to a virtual neighborhood meeting on October 5, 2023 from 6:00 p.m. to 7:30 p.m. to discuss the proposed development of approximately 6 acres of vacant land located at the southeast corner of Escalante Road and Evergreen Avenue.



Pepper Viner Homes, a local homebuilder, owns the property and is interested in developing a single-family residential community. We plan on applying to the City of Tucson in the near future to request a rezoning to the R-2 Residential Zone.

This meeting will allow nearby residents the opportunity to learn more about the plans for the property. We will make a brief presentation describing the project and then there will be plenty of time for questions and discussion.

Should you have any questions prior to the meeting, please contact me at (520) 881-7480 or via email at rlongaker@wlbgroup.com

Please see virtual meeting information and instructions on reverse.

We look forward to seeing you at the meeting.

Sincerely,

The WLB Group, Inc.

Robert G. Longaker III, PLA, AICP
 Director of Planning

Virtual Meeting Information & Instructions

Date & Time

October 5th, 2023 at 6 p.m.

Meeting ID: 886 7637 8559

Meeting Password: 864378

Location: Zoom Video/Telephone Conference

- No earlier than 5:45p.m. on August 29th, 2023 visit www.zoom.com and click Join in the top right corner of the screen.
- Enter the Meeting ID and Password click Join.
- Please enter your first name, last name, email address, address and the password above and click Register.
- Click the link that appears in blue.
- Click *Launch Meeting*, and then click the blue “*Join From Browser*” link that appears below.
- Enter your first name and click Join.
- If you prefer to call in and listen to the presentation (audio only), dial +1 720-707-2699 at the time of the meeting. The Access Code is the Meeting ID and password above. The line will remain silent until the meeting begins.

**The Evergreen
Proposed Rezoning for A New Single Family Residential Community
Neighborhood Meeting**

When: October 5, 2023 at 6 PM

Where: Held via Zoom

Representatives of the applicant in attendance at the meeting:

- Robert G. Longaker III, PLA, AICP - The WLB Group
- Liz Madsen - The WLB Group
- Bill Viner - Pepper Viner Homes
- Steve Crawford - Pepper Viner Homes

Meeting summary:

One person attended the meeting. Her name is Miranda Cox. She lives at 7801 S Silver Beech Dr which is directly south of the southeast corner of the site. She wants houses in the southern portion of the site limited to single-story. We indicated that Lots 27 – 34 would be limited to single-story and that is acceptable to her. She is concerned about privacy issues and views toward the mountains. She is pleased that there is no house planned directly to the north of her lot.

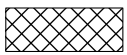
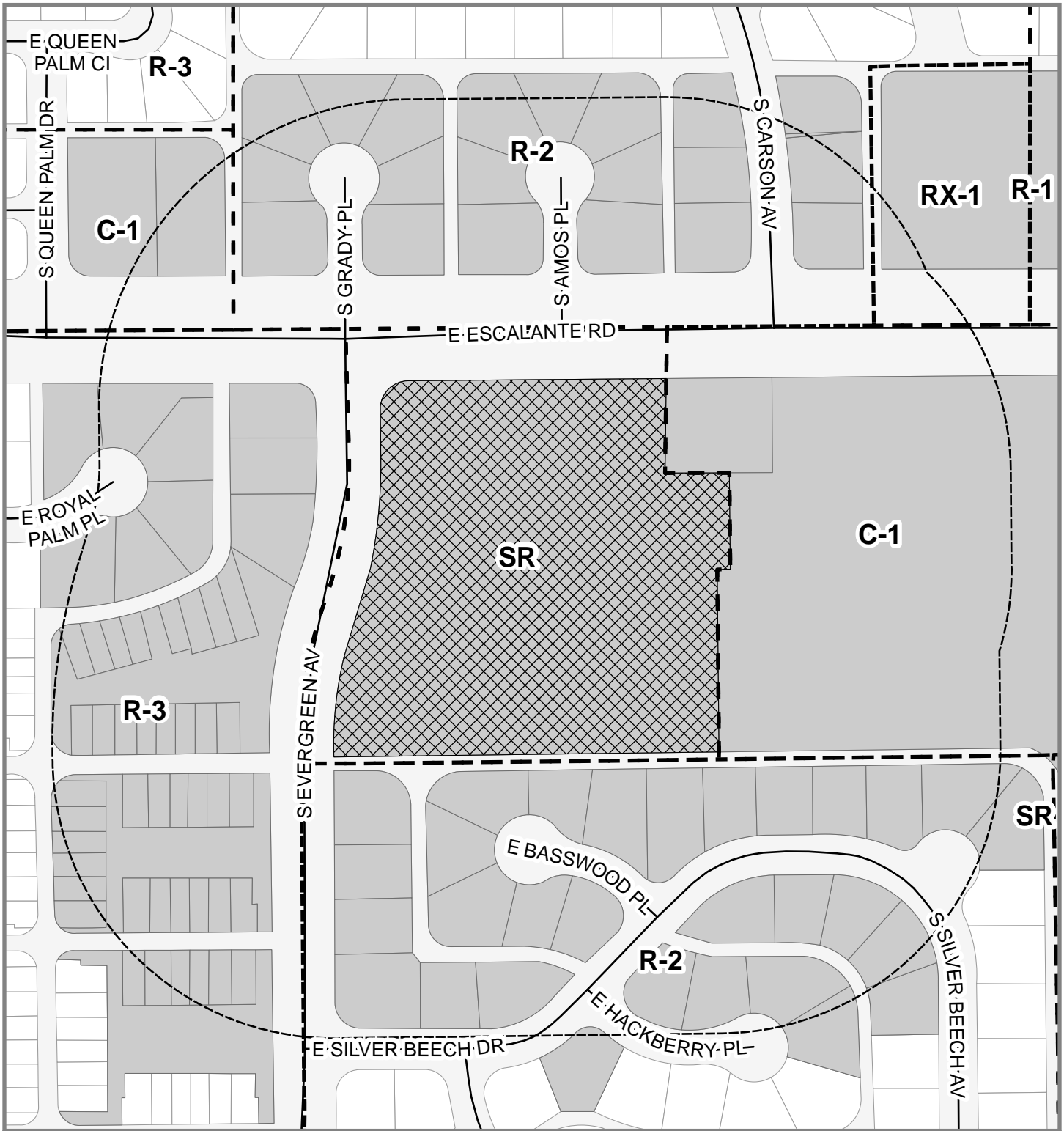
She is pleased to hear that the property is being developed because it is a nuisance in its undeveloped condition. Brush fires have occurred on the site and she is concerned about them. Development will prevent brush fires from occurring. We also pointed out that there is evidence of homeless living on the property, which will likely no longer be the case after the site is developed.

She also feels that the development of the property will help property values in the area.

While she does not know her neighbors well, there is the sense that other neighbors adjacent to the southern boundary of the site will appreciate the single-story restriction.

No other neighbors contacted us either before or after this neighborhood meeting.

Test



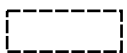
Subject Property



Zone Boundaries

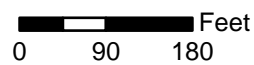


Properties Notified



400' Notification Area

Address: 4110 S PANTANO RD
Base Maps: Twp. 1403 Range 1502 Sec. 32
Ward(s): 4

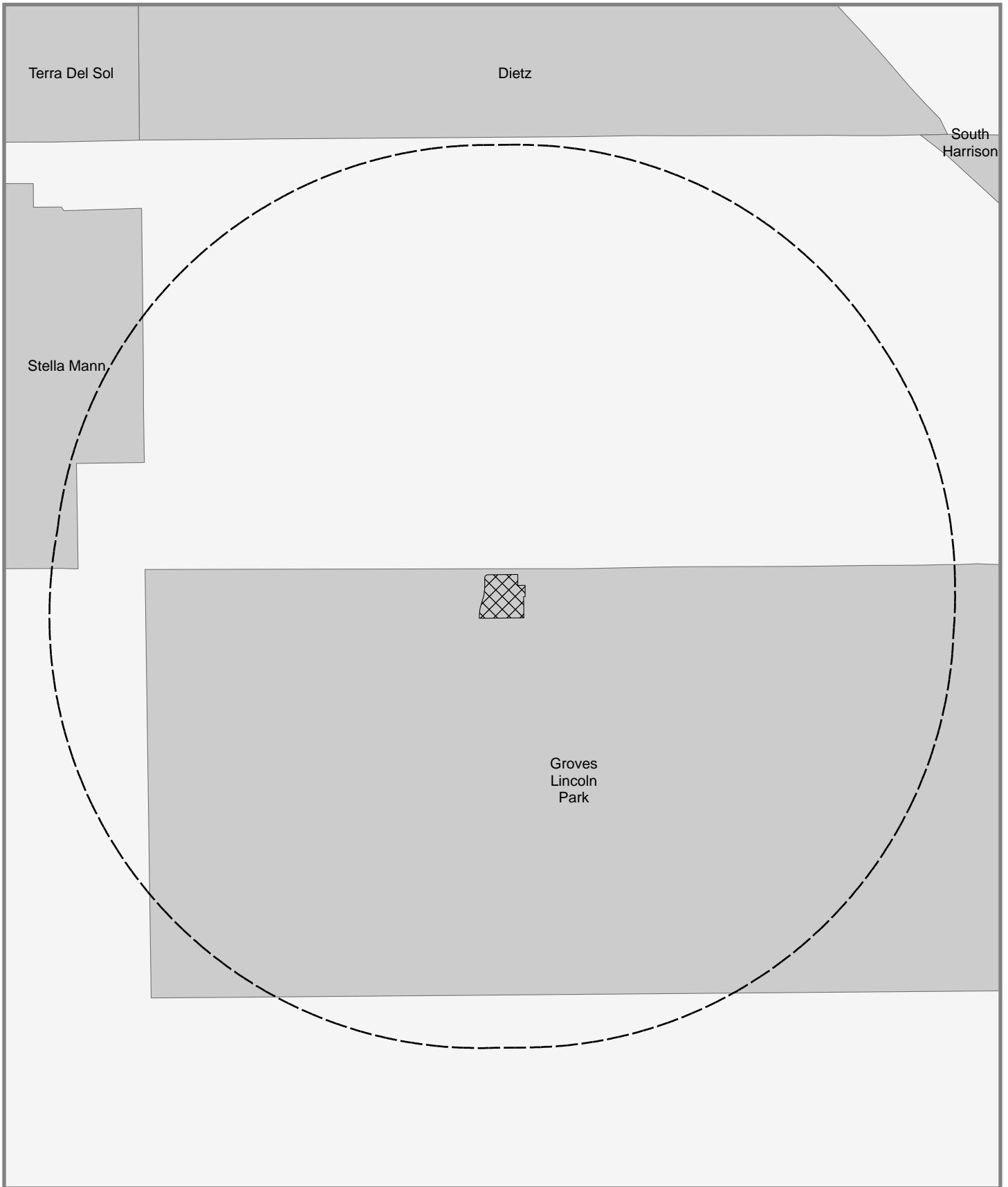


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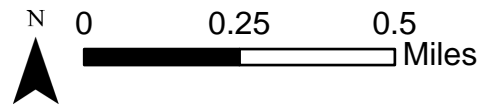
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13621009M	OTA AZIZ	810 S KOLB RD UNIT 7	TUCSON AZ		85710
136215230	SOUTHWEST CONVENIENCE SPE LLC	109 N ACACIA AVE	SOLANA BEACH CA		92075
13621524B	SOUTHWEST CONVENIENCE SPE LLC	109 N ACACIA AVE	SOLANA BEACH CA		92075
13628005L	PEPPER-VINER CO	PO BOX 30128	TUCSON AZ		85751
13628005S	OASE FAMILY TR	ATTN: DAVID & CHUNG ING JEAN OASE TR	7802 E ESCALANTE RD	TUCSON AZ	85730
13628005V	PANTANO/ESCALANTE ASSOCIATES LLC	ATTN: HSL PROPERTIES INC	3901 E BROADWAY BLVD	TUCSON AZ	85711
136280070	WENDT KENNETH & BELLA JT/RS	3901 S EVERGREEN AVE	TUCSON AZ		85730
136280080	OROPESA LIVING TR	ATTN: CYNTHIA ANHALT & FRANCISCA OR	5631 E PASEO REMEDIOS	TUCSON AZ	85750
136280090	ASCH NATHAN	1116 W OLETA DR	TUCSON AZ		85704
136280100	WEST JAMES D & CARLA M CP/RS	101 S BROWN ST	TUCSON AZ		85710
136280570	WHITELAW DAVID S & BLANCHE J JT/RS	4000 S SILVER BEECH AVE	TUCSON AZ		85730
136280580	LEON FRANK J & WENDY A JT/RS	3920 S SILVER BEECH AVE	TUCSON AZ		85730
136280590	HARTMAN MICHAEL L	7836 E SILVER BEECH DR	TUCSON AZ		85730
136280600	HILL JAMES MICHAEL & HERCILIA ALVES CP/RS	10123 CREEK BEND DR	TYLER TX		75707
136280610	HENSLEY RACHEL L	7816 E SILVER BEECH DR	TUCSON AZ		85730
136280620	WHITE CHARLES E & CAROLYN M JT/RS	7805 E HACKBERRY PL	TUCSON AZ		85730
136280630	BACHE JASON W	7825 E HACKBERRY PL	TUCSON AZ		85730
136280640	BARNES CHERYL L	7835 E HACKBERRY PL	TUCSON AZ		85730
136280650	WOLF MILFORD E & LUPE E JT/RS	7850 E HACKBERRY PL	TUCSON AZ		85730
136280700	AIRES LLC	824 E FORT LOWELL RD	TUCSON AZ		85719
136280790	OROZCO GEORGE A TR	7715 E SILVER BEECH DR	TUCSON AZ		85730
136280800	HALSTEAD JEFFREY K & KAREN L CP/RS	7725 E SILVER BEECH DR	TUCSON AZ		85730
136280810	TRAN NGA LE & MIN HY CP/RS	7740 E BASSWOOD PL	TUCSON AZ		85730
13628082A	FLANIGAN RILEY D & WELLHOUSE EMILY A JT/RS	7730 E BASSWOOD PL	TUCSON AZ		85730
13628083A	BYRNES ALEXANDER	7720 E BASSWOOD PL	TUCSON AZ		85730
136280840	NELSON DARRELL G	7710 E BASSWOOD PL	TUCSON AZ		85730
136280850	MORTER KATHERINE	7725 E BASSWOOD PL	TUCSON AZ		85730
13628086B	GOMEZ REFUGIO M & GOMEZ ROBERT M &	GOMEZ JIMMY M & GOMEZ RICHARD M J	7818 E BOOJUM PL	TUCSON AZ	85730
13628087A	GARCIA LEON M	7745 E BASSWOOD PL	TUCSON AZ		85730
136280880	COX MIRANDA S & HAUSER AARON MATTHEW CP/RS	7801 E SILVER BEECH DR	TUCSON AZ		85730
136280890	CASTENEDA NORMA L	7811 E SILVER BEECH DR	TUCSON AZ		85730
136280900	7821 E SILVER BEECH DR LLC	7821 E SILVER BEECH DR	TUCSON AZ		85730
136280910	SCAMMAHORN KIMBERLY & RYANN CP/RS	7831 E SILVER BEECH DR	TUCSON AZ		85730
136280920	GRIJALVA KAREN R GARCIA	7841 E SILVER BEECH DR	TUCSON AZ		85730
136280930	CITY OF TUCSON	ATTN: HOUSING AND COMMUNITY DEVELOPE	PO BOX 27210	TUCSON AZ	85726
136280940	ZAMORA JOSE DE JESUS	3905 S SILVER BEECH AVE	TUCSON AZ		85730
136361340	SANMAX LLC	3761 S CARSON AVE	TUCSON AZ		85730

13636135A	MAUCHER KYLE L	3751 S CARSON AVE	TUCSON AZ	85730
13636135B	VALDEZ MARTHA	3741 S CARSON AVE	TUCSON AZ	85730
136361360	VALDEZ MARTHA	3741 S CARSON AVE	TUCSON AZ	85730
136361610	BOELMAN AMY J	3742 S CARSON AVE	TUCSON AZ	85730
136361620	MARTINEZ JOSE LUIS GARCIA & MORENO VANESSA CP	3752 S CARSON AVE	TUCSON AZ	85730
136361630	LONG TERRY D & DORLA-RAYE JT/RS	3762 S CARSON AVE	TUCSON AZ	85730
136361640	BAF ASSESTS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX	78746
136361650	PATTERSON ELLEN ROGERSON & THOMAS B CP/RS	1940 E LIND RD	TUCSON AZ	85719
136361660	ANYICHAP MARY	3747 S AMOS PL	TUCSON AZ	85730
136361670	DANIEL MEAGAN N	3740 S AMOS PL	TUCSON AZ	85730
136361680	BUELNA MIGUEL & SOTELO JULIAN JT/RS	3748 S AMOS PL	TUCSON AZ	85730
136361690	OASE FAMILY TR	ATTN: DAVID & CHUNG ING JEAN OASE TR	7802 E ESCALANTE RD TUCSON AZ	85730
136361700	ROMO ADALBERTO A & GLORIA V JT/RS	3764 S AMOS PL	TUCSON AZ	85730
136361710	HASTINGS RICHARD M	3765 S GRADY PL	TUCSON AZ	85730
136361720	GAYNOR MIGUEL AGUILAR	3757 S GRADY PL	TUCSON AZ	85730
136361730	CLEVENGER LINDSAY & RYDER JASON & CLEVENGER	CHELSEA ALL JT/RS	3749 S GRADY PL TUCSON AZ	85730
136361740	BUTLER MICHAEL B & SUZANNE CP/RS	3742 S GRADY PL	TUCSON AZ	85730
136361750	JR AQUISITIONS LLC	1841 4TH ST STE E	LIVERMORE CA	94550
136361760	RUSCH JAMES ARNOLD & BALTIERREZ ELSA R JT/RS	3758 S GRADY PL	TUCSON AZ	85730
136361770	AHEIMER EDWARD F	3766 S GRADY PL	TUCSON AZ	85730
136370010	YANEZ RICARDO & JOSEFINA JT/RS	7661 E ROYAL PALM PL	TUCSON AZ	85730
136370020	COLLINS RONNIE DEAN II & TANYA MARIE CP/RS	7669 E ROYAL PALM PL	TUCSON AZ	85730
136370030	NHAM NGAU & TRUONG PHAN CP/RS	7677 E ROYAL PALM PL	TUCSON AZ	85730
136370040	GUSKY JEFFREY J & SA JT/RS	7676 E ROYAL PALM PL	TUCSON AZ	85730
136370050	WOODS TONGBAI	7668 E ROYAL PALM PL	TUCSON AZ	85730
136370060	GUERRERO JOSE	7660 E ROYAL PALM PL	TUCSON AZ	85730
136371380	DE GUZMAN DIGNA G	3992 S EVERGREEN AVE	TUCSON AZ	85730
136371390	HANSEN LORRAINE A & RANDAL L CP/RS	3988 S EVERGREEN AVE	TUCSON AZ	85730
136371400	PALMA ADRIANNA	3984 S EVERGREEN AVE	TUCSON AZ	85730
136371410	ONWUHAI CHARLES C	3980 S EVERGREEN AVE	TUCSON AZ	85730
136371420	DLAP LLC	4007 E PARADISE FALLS DR STE 125	TUCSON AZ	85712
136371430	SKINNER VICTORIA A	3972 S EVERGREEN AVE	TUCSON AZ	85730
136371440	KANGAS LINDA	3968 S EVERGREEN AVE	TUCSON AZ	85730
136371450	T2 INVESTMENTS LLC	PO BOX 1029	VAIL AZ	85641
136371460	ARMENTILLA SUSANNA	3960 S EVERGREEN AVE	TUCSON AZ	85730
136371470	SANCHEZ MARIO E	3956 S EVERGREEN AVE	TUCSON AZ	85730
136371480	MOLCHAN BRUCE A	3952 S EVERGREEN AVE	TUCSON AZ	85730
136371490	KMS ENTERPRISES LLC	5225 E PIMA ST	TUCSON AZ	85712

Test



 Subject Property
 1 Mile Notification Area



Name	Address	City, State, Zip
Regina Romero - Mayor	255 W. Alameda ST	Tucson, AZ 85701
Tina Johnson (Interim) - N.A. - Stella Mann		Tucson, AZ
Jessica Riesgo - N.A. - Groves Lincoln Park - N.A. - Stella Mann	3208 E Fort Lowell, Suite 102	Tucson, AZ 85716 Tucson, AZ
Michael Hassan - N.A. - Groves Lincoln Park	3208 E Ft Lowell, Suite 102	Tucson, AZ 85716
Mary Williams (Interim) - N.A. - Stella Mann	7043 E Nelson Dr	Tucson, AZ 85730
Joanna Gradillas - N.A. - Groves Lincoln Park	3208 E Ft Lowell, Suite 102	Tucson, AZ 85716
Nikki Lee - Ward 4	8123 E. Poinciana DR	Tucson, AZ 85730

136371500	GALAZ JESUS	3944 S EVERGREEN AVE	TUCSON AZ		85730
136371510	MITCHELL LINDA M & HERRING CHRISTINE A &	MITCHELL DANIELLE P & MITCHELL	KATHERINE K ALL JT/RS	3940 S EVERG	85730
136371520	GONZALEZ AUDELINO A	3936 S EVERGREEN AVE	TUCSON AZ		85730
136371530	MC CAULLAY MIKEL G	3932 S EVERGREEN AVE	TUCSON AZ		85730
136371540	EVANS KIT D	3928 S EVERGREEN AVE	TUCSON AZ		85730
136371550	HILL DREDA M	54516 WHITE TAIL DR	MISHAWAKA IN		46545
136371560	DISHROON FAMILY TR	ATTN: TERRY J & SHERRIE L DISHROON TR	8102 E QUARTZ RIDGE DR	TUCSON AZ	85715
136371570	PLATT SHAWN & LETICIA CP/RS	12205 N LAZY RIVER DR	MARANA AZ		85653
136371580	ANGLE DAVID G & RHEA K CP/RS	1561 W CALLE CONCORDIA	ORO VALLEY AZ		85704
136371590	PETTENGILL LUANNE MARIE	3302 SUSILEEN DR	RENO NV		89509
136371600	ODOM BOBBY J III	3904 S EVERGREEN AVE	TUCSON AZ		85730
136371610	2550 PARKSIDE LLC	7530 E CAMINO AMISTOSO	TUCSON AZ		85750
136371620	SUSSEN KATIE	3898 S EVERGREEN AVE	TUCSON AZ		85730
136371630	HILL SHEBA	3896 S EVERGREEN AVE	TUCSON AZ		85730
136371640	DIXON PATRICIA	3894 S EVERGREEN AVE	TUCSON AZ		85730
136371650	PAUL KENNETH E JR & DEBRA JT/RS	3892 S EVERGREEN AVE	TUCSON AZ		85730
136371660	SHAFFER JAMES GERARD	3890 S EVERGREEN AVE	TUCSON AZ		85730
136371670	JOHNSON SUE A	7542 E LOTUS PL	TUCSON AZ		85730
136371680	LARACUENTE ELISHA	3886 S EVERGREEN AVE	TUCSON AZ		85730
136371690	SOLLERS JEANNETTE JOLENE	3425 S JESSICA AVE	TUCSON AZ		85730
136371700	EMPOWERED REAL ESTATE INVESTMENTS LLC	1846 E INNOVATION PARK DR STE 100	ORO VALLEY AZ		85755
136371710	GODDARD RACHAEL L	3880 S EVERGREEN AVE	TUCSON AZ		85730
136371720	DEGONZALEZ DENA M	3878 S EVERGREEN AVE	TUCSON AZ		85730
136371730	SCHMIDT JOHN T & FRANCES S	3003 N SARSAPARILLA PL	TUCSON AZ		85749
136371740	VAUGHT JIMMY L	3874 S EVERGREEN AVE	TUCSON AZ		85730
136371750	SMITH CAROL ANN	3872 S EVERGREEN AVE	TUCSON AZ		85730
136371760	HENDERSON LINDSAY JILL & HESSE RICHARD L &	PAUL NATHAN ALL JT/RS	3870 S EVERGREEN AVE	TUCSON AZ	85730
136371770	ROSE DEVELOPMENT COMPANY	5087 W FOOTHILLS BLUE LN	TUCSON AZ		85741
136371860	PALM GROVE TOWNHOUSE ASSN NO 8	ATTN: ROBERT L JONES	3980 S EVERGREEN AVE	TUCSON AZ	85730
136371870	PALM GROVE TOWNHOUSE ASSN NO 9	3904 S EVERGREEN AVE	TUCSON AZ		85730
136371880	PALM GROVE TOWNHOUSE ASSN NO 10	ATTN: KENNETH PAUL	3870 S EVERGREEN AVE	TUCSON AZ	85730
13637189A	LANI PROPERTIES LLC	3536 S RANDI PL	TUCSON AZ		85730
13637189B	SCHMIDT JONAH & VELAZQUE KAYLA JT/RS	3822 S EVERGREEN AVE	TUCSON AZ		85730
13637189C	MAXEY EDDIE JO-ANNE	3842 S EVERGREEN AVE	TUCSON AZ		85730

THE EVERGREEN

A PROPOSED RESIDENTIAL COMMUNITY IN TUCSON, AZ
REZONING NARRATIVE

10.31.2023



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Part I - Introduction and Policy

A. Introduction

This is a request to rezone an approximately 6-acre infill parcel (tax parcel number 136-28-005L) located at the southeast corner of Escalante Road and Evergreen Avenue from Suburban Ranch (SR) to Residence Zone R-2. The rezoning would allow for the development of a new 53-lot single family residential community to be named The Evergreen.

The rezoning site is within Township 14 South, Range 15 East, Section 32 of the Gila and Salt River Meridian, Pima County, City of Tucson, AZ. The property is currently vacant with the exception of an area along the eastern boundary where the property to the east has encroached on this property. The encroachment area consisting of a parking lot and access lane will remain intact.

Please refer to *Exhibit A: Location Map*.

The proposed houses will be single-family detached and consist of both one and two stories. The residential density is approximately 8.8 units per acre, as permitted per the Unified Development Code (UDC) Flexible Lot Development (FLD) option.

The property was previously rezoned to R-2 in 2006. The case number was C9-06-18. Tucson Mayor and Council approved the rezoning on December 12, 2006 subject to 17 conditions. The site was never developed utilizing this zoning and ultimately it reverted back to SR zoning.

The property is located in City of Tucson Ward 4, represented by Nikki Lee.

B. Policy

1. General Plan and Neighborhood Plans

Land use policy direction for the subject site is provided by the *Plan Tucson, the City of Tucson General and Sustainability Plan*, the *South Pantano Area Plan* and the *Groves Neighborhood Plan*.

Please refer to *Exhibit B: Neighborhood Plan and Subregional Plan*.

2. Summary of Adopted Plan Policies

Plan Tucson. The Plan Tucson Future Growth Scenario Map illustrates different building blocks within the city that have specific policies to promote future growth opportunities. The subject property lies within the Existing Neighborhoods building block of the Future Growth Scenario Map. Existing neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability.

LT28.1.7: Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.

LT28.2.2: Medium-density (between 6 and 14 units per acre) residential, with greater densities possible in conformance with the FLD provision. Medium-density residential development is generally appropriate where primary vehicular access is provided to an arterial or collector street and is directed away from the interior of low-density residential areas. In areas already predominately zoned R-2 additional medium-density residential may be appropriate.

LT28.2.12: Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

LT28.2.13: Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

LT28.2.14: Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

LT28.2.15: Consider residential development with densities that complement the size and intensity of the center or node, while providing transitions to lower density residential uses. For example, high-and medium-density development can support and reinvigorate regional activity centers, while appropriate medium- and low-density infill can complement the scale and character of neighborhood activity nodes.

South Pantano Area Plan (SPAP). The rezoning site is within the boundaries of the south Pantano Area Plan. The SPAP states that upon adoption of the SPAP, the Groves Neighborhood Plan (GNP) will continue to provide guidelines for future development in the area.

Groves Neighborhood Plan (GNP). The *Groves Neighborhood Plan* provides policy direction for a one-square mile area in southeast Tucson. The plan area is bounded by Escalante Road on the north, Irvington Road on the south, Pantano Road on the east and Kolb Road on the west. The subject property is designated as “Office & Medium Density Residential and Self Storage” on the Groves Neighborhood Land Use Map.

The Groves Neighborhood Plan addresses the rezoning site in Land Use Policy 6:

6. The remaining acreage of the parcel at Escalante and Pantano, currently zoned SR, should be allowed to develop with a mix of uses which could include office and/or residential self-storage units and/or medium-density residential with the following included in the concept plan:
 - a. The average residential density for residential portion will be 11 units per acre, compatible with existing single-family units to the south.

- b. The structure heights will be no greater than 25 feet and limited to one story units in the southern half of the site.
 - c. No access from the site will be allowed onto Evergreen, except in a mixed-use development.
 - d. A 5-foot masonry wall will be placed along the southern and eastern edges of the site.
 - e. Landscaping will be provided to include:
 - 1) Drought-resistant vegetation to be placed along the outside of the southern wall.
 - 2) Drought-resistant vegetation to be placed along the western and northern edges
3. Areas of Conflict with an Adopted City Ordinance or Policy

There are no areas of conflict with an adopted City ordinance.

The proposed project largely complies with the above-mentioned conditions; however, the project does propose to meet conditions b and 1.1 in a manner that is different than described in the wording of the condition. We are of the opinion that our proposal meets the intent of these two conditions. Please see *Appendix A: Groves Neighborhood Plan Compliance Statement* for a description of how the proposed project complies with the Groves Neighborhood Plan conditions.

Part II - Site Analysis

This application package and Site Analysis have been prepared in accordance with City of Tucson Unified Development Code (UDC) Section 2-03.0.0 Rezoning (Change of Zoning) Applications. This Site Analysis section lists the requirements as found in Section 2-03.4.2 of the UDC as well as our responses.

A. General

1. Location

The subject property is an approximately six-acre infill site located in the City of Tucson at the southeast corner of Escalante Road and Evergreen Avenue.

Please refer to *Exhibit A: Location Map*.

2. Plan Tucson and Area Plans

Please refer to Part I of this document for a discussion of the applicable plans and policies and how this proposal meets them.

3. Property Size

The subject property is approximately six acres.

4. Existing Zoning and Land Use.

The existing zoning is Suburban Ranch (SR). The site is currently vacant.

The existing surrounding zoning and current land use is as follows:

- North: R-2. Single family residential detached, approximately 3 units per acre.
- East: C-1. Commercial.
- South: R-2. Single family residential detached, approximately 2.5 units per acre.
- West: R-3. Single family residential detached and attached, approximately 2.5 to 7.5 units per acre.

Please refer to *Exhibit C: Surrounding Land Uses and Exhibit D: Surrounding Zoning*.

5. Existing offsite buildings within one hundred feet of the project site.

There is an accounting office located adjacent to the northeast corner of subject property. The building consists of approximately 2,000 square feet and is single story.

There is a call center (Afni) located adjacent to the southeaster portion of the subject property. The building is approximately 60,000 square feet and is single story.

Single story single-family residences are located to the south and west of the subject property.

Please refer to *Exhibit E: Surrounding Buildings*.

6. Existing and proposed onsite buildings.

There are no existing buildings on the subject property. 53 one and two-story single family detached homes are proposed.

Please refer to *Exhibit E: Surrounding Buildings*.

7. Existing Billboards

There are no existing billboards on the subject property and no new billboards will be installed.

B. Circulation and Trips

1. Major and Local Streets

Escalante Road forms the northern boundary of the subject property and Pantano Road is located approximately 800 feet east of the subject property.

Escalante Road is identified as an Arterial Street on the City of Tucson Major Streets and Routes Plan Map with a 150-foot right-of-way. There are four travel lanes, bike lanes on both sides, and a left turn/center median for an approximate curb-to-curb width of 85 feet. The posted speed limit is 40 mph.

Pantano Road is identified as an Arterial Street with a 150-foot right-of-way on the Major Streets and Routes Plan Map.

Evergreen Avenue is adjacent to the western boundary of the subject property. Evergreen Avenue is a local street with a curb-to-curb width of 72 feet in an approximately 95-foot right-of-way.

2. Existing and Proposed Access

The rezoning site is currently vacant with no formal access points, though it can be easily accessed from Escalante Road and Evergreen Avenue. Motor vehicular access is proposed from one point on Escalante Road and two points on Evergreen Avenue. The access point on Escalante Road is approximately 200 feet east of Evergreen Avenue, limited to right-in/right-out movements only due to the presence of the center median on Escalante Road. The northern access point to/from Evergreen Avenue will require a new median opening approximately 300 feet south of Escalante Road and will allow for right out, right in and left in. The southern access point to Evergreen Avenue is approximately 85 feet north of the south boundary of the rezoning site and is limited to right-in/right-out movements only due to the presence of the center median on Evergreen Avenue.

3. Locations of deceleration or turn lanes, traffic volumes, access, or other design features.

There are no existing deceleration or turn lanes serving the subject property. A new left turn lane into the property and median break is proposed on Evergreen Avenue approximately 300 feet south of Escalante Road.

The PAG 2022 estimated traffic volume on Evergreen Avenue adjacent to the subject property is 1,809 ADT. At a location one half mile west of the subject property, the 2022 estimated traffic volume on Escalante Road is 8,248 ADT. One half mile east of the subject property the 2022 estimated traffic volume on Escalante Road is 4,050 ADT.

Vehicular access to the proposed development will be via both Escalante Road and Evergreen Avenue.

4. Existing/proposed curbs, driveways, sidewalks, bike paths, or utility poles or transformers

Both Escalante Road and Evergreen Avenue are improved with continuous curbing, vertical curb on Escalante Road and wedge curb on Evergreen Avenue. The curbing will be retained except at the proposed vehicular access points. The existing four-foot-wide sidewalk on Escalante Road will be retained. A new six-foot-wide sidewalk will be installed along the east side of Evergreen Avenue adjacent to the subject property and will connect with the sidewalk along Escalante Road. It will also connect to the existing sidewalk on the east side of Evergreen Avenue south of the subject property.

There are light poles in the Escalante Road right-of-way adjacent to the subject property that will remain. Two utility pedestals are located just south of Escalante Road within the Evergreen Avenue right-of-way.

There are no existing transformers on the subject property or in the adjacent right-of-way.

5. Locations of existing or proposed traffic signals within one mile of the project boundaries.

Fully signalized intersections within one mile of the subject property boundaries include:

- Escalante Road and Pantano Road, approximately 1,000 feet to the east.
- Escalante Road and Kolb Road, approximately 5,000 feet to the west.
- Pantano Road and Stella Road, approximately 3,000 feet to the north-northeast.
- Kolb road and Stella Road, approximately 5,000 feet to the northwest

Bike/pedestrian crossing signals within one mile of the subject property boundaries include:

- Pantano Road at Santa Rita High School, approximately 900 feet to the east-southeast
- Escalante Road and Prudence Road/Winter Palm Drive, approximately 1,500 feet to the west.

Please refer to *Exhibit F: MSR Designations, Traffic Lights and PAG Traffic Counts*.

6. Locations of nearest existing public transit stops, any proposed transit stops, and park-and-ride facilities.

The nearest eastbound transit stop is adjacent to the subject property on the south side of Escalante Road.

The nearest westbound transit stop is approximately 300 feet to the west on the north side of Escalante Road.

The nearest northbound transit stop is approximately 1,000 feet to the east on the east side of Pantano Road.

The nearest southbound transit stop is approximately 1,000 feet to the east on the west side of Pantano Road.

Please refer to *Exhibit G: Public Transportation*.

7. City of Tucson Capital Improvement Program (C.I.P.)

According to the City of Tucson Capital Improvements Plan (2023-2027) there are no programmed roadway improvement projects for any of the roads adjacent to or near the subject property.

8. Existing and proposed trip generation.

The subject property is currently vacant and as such does not generate traffic. 53 single family homes are proposed and based on approximately 10 trips per home per day, the proposed community would generate approximately 530 trips per day.

9. Existing traffic counts (Annual Average Daily Traffic) on the major streets within two (2) miles of the proposed project.

Please refer to *Exhibit F: MSR Designations, Traffic Lights and PAG Traffic Counts*.

C. Cultural Resources

The subject property is not within any historic district. If cultural resources are discovered during site development, they will be evaluated in accordance with City of Tucson requirements to determine appropriate actions. If human remains are and/or funerary items are discovered, the Arizona State Museum will be notified so appropriate groups can be notified to arrange for the appropriate and sensitive repatriation and reburial of the remains.

D. Hydrology & Drainage

1. On-site and off-site floodplains and wash designations.

There are no drainageways located on the subject property. The Kinnison Wash is located approximately 900 feet west of the subject property and has no impact on the subject property.

Runoff from the subject property discharges from the northeastern corner of the site onto Escalante Road. Surface runoff flows within Escalante Road where it is collected by an un-named wash approximately 400 feet northeast of the subject property discharging into Kinnison Wash approximately 1,200 feet north of the subject property.

2. One-hundred-year floodplains on the site or adjacent to the site.

There are no 100-year floodplains located on the subject property. The subject property is contained within FEMA FIRM Map Number 04019C2312L and located within Zone X, an area determined to be outside the 0.2% annual chance floodplain.

There is a 100-year floodplain located within Kinnison Wash which is located approximately 900 feet west of the subject property. The Kinnison Wash is located within both Zone AE and AH. Zone AE is characterized as an area where Base Flood Elevations are determined. Zone AH is characterized as an area where flood depths are 1 to 3 feet (usually areas of ponding).

3. Drainageways subject to Environmental Resource Zone (ERZ) or Watercourse Amenities, Safety, and Habitat (WASH) ordinances.

There are no on-site drainageways and therefore no drainageways subject to the Environmental Resource Zone (ERZ) or Watercourse Amenities, Safety, and Habitat (WASH) ordinances.

4. Erosion hazard setback areas.

There are no erosion hazard setback areas affecting the subject property.

5. Estimated amount of cubic feet per second (cfs) on record at peak flow one hundred (100) year event currently entering and leaving the site.

The existing project site is comprised of approximately 75% desert brush, and the calculated 100-year peak discharge is approximately 41 cfs.

6. Whether existing condition is sheet flow or in a contained channel (natural or constructed), and locations of proposed retention/ detention areas.

The existing condition discharge is sheet flow discharging near the northeast of the corner of the subject property onto Escalante Road. A proposed detention basin will be located in the eastern and northeastern portions of the subject property. Please refer to *Exhibit D: Preliminary Development Plan*.

7. Reference whether the City Floodplain Ordinance and/or Article VIII, Section 29-12 of the Tucson Code, WASH, or ERZ are applicable to the site.

Due to the facts that the subject property is surrounded on all sides by fully developed areas, contains an existing 100-year peak discharge of less than 50 cfs and is not impacted by any local

washes, riparian area, or important habitats, the City Floodplain Ordinance and/or Article VIII, Section 29-12 of the Tucson Code, WASH, or ERZ are not applicable to the site.

Please refer to *Exhibit L: Existing Hydrology and Drainage*.

E. Schools, Recreational, and Cultural Facilities

1. Existing Public Facilities

- a. Schools, parks, libraries, and public land abutting the project site.

There are no schools, parks, libraries, and public land abutting the project site.

2. Public facilities and those proposed if the project is residential; note any conflict points, if known, between vehicular and pedestrian or bicycle traffic.

There is a striped bike lane on both sides of Escalante Road, an existing sidewalk on Escalante Road, and proposed 6-foot sidewalk on Evergreen Avenue adjacent to the eastern boundary of the subject property.

There are no known conflicts between vehicular and pedestrian or bicycle traffic.

3. Trails

The Rolling Hills Wash Greenway (G040) is located approximately 1,000 feet west of the rezoning site and the Atterbury Wash Greenway (G007) is located less than a mile east of the rezoning site.

Please refer to *Exhibit I: Parks and Trails*.

4. Schools, parks, and libraries within a one mile of the subject property (residential projects only)

Santa Rita High School is located approximately 1,000 feet to the east of the subject property. Ford Elementary School is located approximately one mile northeast of the rezoning site. Pima Community College East Campus is located approximately one mile southeast of the rezoning site.

Lincoln Regional Park is located approximately one-half mile to the east of the subject property and Groves Park is located approximately one-half mile to the southwest of the subject property.

Miller Golf Links Library is located approximately 2.5 miles northeast of the subject property.

F. Soils & Hazardous Materials

1. Onsite Conditions

- a. Previously disturbed areas and unstable soils which may be prone to subsidence or erosion.

There are no previously disturbed areas or unstable soils prone to subsidence or erosion.

2. Locations of any hazardous materials onsite

According to MapTucson GIS, EPA data layer, there are no hazardous materials, brownfields or toxic releases on the property.

3. Offsite Conditions

- a. Locations of any landfill sites or hazardous materials storage within one (1) mile.

There are no landfills located within one-mile radius of the subject property.

- 4. Any other existing facilities/operations within one (1) mile which may impact the project (such as sand/gravel operations, power plants, airports, sewage treatment plants, etc.).

There are none.

- 5. Soil suitability for septic use (if applicable).

Not applicable. The project will connect to the public sewer system owned and maintained by the Pima County Regional Wastewater Reclamation Department (PCRWRD).

G. Topography

- 1. Topographic contour lines or spot elevations.

The subject property falls from south to north at a slope of less than 2%. Please refer to *Exhibit J: Topography* for a two-foot contour interval topographic map of the site.

- 2. Slopes over 15% percent and Hillside Development Zone (HDZ).

There are no slopes greater than 15% on the site and the site is not within the HDZ.

H. Utilities

1. Utility Providers

Utility	Provider
Gas	Southwest Gas
Electric	Tucson Electric Power
Water	Tucson Water
Telephone	CenturyLink
Sewer	Pima County Regional Wastewater Reclamation Department
Fire Protection	City of Tucson Fire Department

I. Vegetation

1. Existing on-site vegetation

- a. The site contains the following vegetation with a caliper of 4 inches or greater

There are twenty trees on the site that measure 4" or greater and they are either Mesquite or Palo Verde. Please refer to *Exhibit K: Vegetation* for their location.

2. Existing landscaping and screening (walls/fences) along site boundaries.

There is existing landscaping in the right-of-way of Escalante Road to the north of the subject property. There is an existing approximately five-foot-tall masonry block wall located adjacent to the northeast portion of the subject property. This wall is located on the previously mentioned accounting office property. There is a 6-foot chain link fence that runs along the entire eastern portion of the subject property.

J. Views

Describe the views to and from the site. Provide photographs and/or map the views.

Views to the site:

The existing views of the site include cacti, shrubs and trees that are growing on the property.

Please refer to *Appendix D: Views*.

Views from the site:

Foreground views from the site include major and local roads, parking lots, and single-story commercial, office, residences. Beyond the adjacent buildings there are distant views of the Santa

Catalina Mountains to the north and the Rincon Mountains to the east. The site does not contain significant views of natural features or landforms.

Please refer to *Appendix D: Views*.

Part III - Plan Proposal

A. Building Layout

1. Illustrate the location of proposed buildings. Note on the plan the square footage and height of each building.

The proposed 53-unit infill development will include both one and two-story single family detached residences. There are two lot sizes proposed and they are 35' x 57' and 35' x 80'. The size of the proposed houses will range from approximately 1,400 to 2,250 square feet. The maximum height of one-story houses will be 16 feet and the maximum height of two-story houses will be 25 feet.

Based on a condition in the Groves Neighborhood Plan and feedback received from a neighbor during the neighborhood meeting, this project proposes that Lots 20, 26 – 34 and 35 be limited to single story.

This proposed community will be developed using the Flexible Lot Development option as outlined in Section 8.7.3 of the UDC. Functional open space will be provided in the form of active and passive recreational amenities to be used by residents and their guests. The following will be provided in this proposed community: landscaped areas providing visual relief, shade, screening and buffering, a decomposed granite walking path along the eastern side of the community with several benches spread throughout community, a little library for sharing books and a picnic table.

Please refer to *Exhibit M: Preliminary Development Plan*.

B. Design Compatibility

1. Mitigation ensuring the privacy of adjacent residences.

As just mentioned, the proposed community will restrict Lots 20, 26 – 34 and 35 to single story. A 6-foot block wall will be constructed on the southern boundary of the property. The existing 20-foot-wide alley will remain and no vehicular or pedestrian access points will be provided to this alley. These development strategies will protect the privacy of adjacent residences.

2. How the proposed building form, surface treatment, and materials respond to and are compatible with the climate and surrounding area.

The building form will be drawn from the forms, colors and textures of the surrounding setting, historical heritage and other Tucson characteristics. Building materials compatible with the warm and dry local climate.

3. Techniques that will conserve energy and reduce the urban heat island effect created by the proposed development.

- The site will use shade trees from the City of Tucson approved plant list and where possible plant them in locations that will shade houses, hardscape areas and recreation facilities.
- Pepper Viner is at the forefront of strategic advances that inspire better construction

practices including energy efficiency, carbon reduction, sustainable home construction and technology features.

- Pepper Viner constructs homes that meet the Energy Policy Act and Energy Star Version III standards set by the US Department of Energy. House designs incorporate high-performance framing techniques, advanced insulation, healthy air quality, properly sized HVAC equipment and water efficient products that provide the consumer with an eco-friendly home.
 - Pepper Viner utilizes a central smart hub that allows the homeowner to control various devices, such as the thermostat and outdoor and indoor lighting, thereby making energy use more efficient.
4. Additional proposed building setbacks, beyond the minimum requirement, which mitigate impact.

No additional building setbacks are proposed.

As previously mentioned, the proposed community will restrict Lots 20, 26 – 34 and 35 to single story.

To the south, the existing 20-foot-wide public alley between the subject site and the neighboring residential lots will remain and provide additional separation beyond the Code required setbacks.

No access will be provide from the subject property to this alley.

5. Transition of building height and number of stories.

As previously mentioned, the proposed community will restrict Lots 20, 26 – 34 and 35 to single story. This will allow for a transition between the residences to the south and the proposed homes. The nearest homes to the west are over 120 feet from the proposed homes, separated by Evergreen Avenue. Due to this distance, a transition of building height does not seem necessary. No transition to the east is necessary since the property to the east is zoned commercial.

6. Transition of densities

Located along an arterial route and adjacent to commercial uses, at 8.8 units per acre, the proposed development provides a logical transition of density to the neighboring subdivisions which range in density from approximately 2.5 units per acre to the south to 7.5 units per acre to the west.

7. Landscaping and screening that will be employed to mitigate sound, visibility, exterior lighting, traffic, and other negative impacts of the proposed development.

A 6-foot masonry wall will be constructed along the southern and eastern edges of the site. Drought-resistant vegetation will be installed along the eastern, northern and western boundaries of the proposed community. The vegetation to be installed along Escalante Road and Evergreen Avenue within minimum ten foot wide street landscape borders in compliance with the Unified

Development Code (UDC). A 15 foot landscape border along east side of the property adjacent to the commercially zoned property.

8. Street improvements that are proposed to mitigate any traffic impacts anticipated as part of this development (i.e., center or right turn lanes).

Vehicular access to and from the proposed community will be from both Escalante Road and Evergreen Avenue. The Escalante Road access point connects to a new north-south local private street which in turn connects three east-west local private streets, two of which provide access to Evergreen Avenue. The proposed north-south local private street and the southernmost proposed east-west local private street are limited to right-in/right-out traffic movements due to existing center landscaped medians. A proposed new southbound left turn lane providing access to the proposed community from Evergreen Avenue will allow motor vehicles to access the site without having to drive further south to Silver Beach Drive, approximately 1,000 feet south of Escalante Road, to make a u-turn. Providing multiple routes to and from the subject site as proposed will reduce the number of vehicles using any one of the streets, reduce unnecessary vehicle miles, and improve safety by eliminating the need for u-turns in the interior of the neighborhood and on Escalante Road.

9. Defensible space techniques.

This project considered the creation of natural surveillance to allow for visibility and reduce spaces where people might be able to hide. The following measures will be employed:

- The installation of sidewalks throughout the community will encourage walking and help to keep eyes on the open space areas, thereby assisting in keeping spaces safe.
- The positioning, location and type of plant material and other landscape elements will allow for natural surveillance of outdoor spaces from buildings and pedestrian areas.
- There is no proposed vehicular or pedestrian access to the alley to the south and a 6-foot block wall will be constructed along the southern and eastern boundaries of the proposed community, thereby limiting the ability of non-residents to access the proposed community.

Other measures as appropriate will be utilized from City of Tucson Technical Standards Manual Section 5-01.6.0.

10. View corridors to and from the site.

Please refer to *Appendix D: Views*.

11. Changes in Elevation Due to Grading

The subject property slopes gently from south to north at a slope of less than 2%. The site grading will be balanced with building pads and new streets generally following the existing grades. In

the developed condition, a drainage area in the eastern and northeastern portion of the site will be lower than the adjacent house pads to facilitate positive drainage.

C. Hydrology & Drainage

1. The proposed drainage solution (generalized), i.e., natural channel, street system, retention, constructed channel, landscaped areas, parking areas, etc. Include rationale for constructed drainage system, if one is proposed.

The proposed residential development contains approximately 8.8 homes per acre and will discharge most runoff from the lots directly onto the proposed local private streets. This runoff will be conveyed by the local private streets into the detention/retention basin to be located in the eastern and northeastern portions of the subject property. The proposed basin will mitigate the post-developed peak discharge to at or below the existing conditions peak discharge before leaving the subject property. The detention/retention basin will discharge onto Escalante Road.

2. Describe and map post development water discharge on- and off-site within one-fourth (1/4) of a mile; describe and map potential drainage impacts of off-site land uses both upstream and downstream of the proposed development.

The proposed development condition of the subject property will mitigate the developed runoff, reducing to or below the existing conditions peak discharge. There are no negative impacts, existing or developed, within one-quarter mile of the subject property.

The surrounding, upstream area consists of existing residential homes and local streets. There is no evidence of significant surface flows entering the site. The drainage appears to be captured by Escalante Road and directed into the Kinnison Wash as described in the existing conditions section of this narrative.

Please refer to *Exhibit L: Existing Hydrology and Drainage* and *Exhibit N: Developed Hydrology and Drainage*.

D. Landscaping and Screening

1. Types of materials, location, and dimensions of screening from adjacent properties. Indicate the width and type of any proposed vegetative screening.

North and West Boundaries

10-foot landscape borders will be installed along the north and west boundaries of the proposed community. Drought tolerant plants from the approved City of Tucson plant list will be installed and the ground plan covered with decorative rock. Plants will be irrigated with an automatic drip irrigation system.

Intermittent wrought iron fencing and areas of block wall will be installed for visual interest and screening.

East Boundary

A 6-foot block wall and landscaping will be installed in the eastern portion of the subject property and a 15-foot landscape border will be installed.

South Boundary

A 6-foot block wall will be constructed on the southern boundary of the subject property with intermittent areas with block wall and wrought iron fencing to improve the visual quality of the wall.

2. Types, placement, and sizes of proposed vegetation.

Landscaping will be located in landscape borders, on-site common areas and drainage basin in accordance with Section 5 of the City of Tucson Technical Standards Manual. Any required detention basins and vehicular use area shade trees will be designed/placed to mitigate the urban heat island effect from the proposed development.

3. Indicate whether there will be landscaping within detention areas and drainage ways.

There will be landscaping within the detention areas in accordance with Section 4 of the City of Tucson Technical Standards Manual.

E. Lighting

1. Types and placement of lighting.

The project shall use energy-efficient LED lighting on the exterior of houses and low voltage landscape lighting in the common areas of the proposed community. All exterior lighting will comply with the City of Tucson/Pima County Outdoor Lighting Code.

F. Pedestrian Access

1. Pedestrian circulation and access, including ADA considerations.

The on-site pedestrian circulation system will include a minimum of two accessible parking stalls and ramps which will comply with all regulations and design standards of the Americans with Disabilities Act (ADA).

2. Locations of walkways, parking and loading areas, and pedestrian connections.

The existing sidewalk along the south side of Escalante Road will remain. A new six-foot sidewalk will be constructed along the east side Evergreen Avenue adjacent to the proposed community and it will connect to the existing sidewalk to the north, adjacent to Escalante Road and to the existing sidewalk to the south, adjacent to Evergreen Avenue. The on-site pedestrian circulation

system will connect to each residential lot, the functional open space areas, guest parking areas and the aforementioned existing sidewalks.

Please refer to *Exhibit M: Preliminary Development Plan*.

G. Signs

1. Types and placement of signs

There may be an entry monument for the proposed community and would likely be constructed at one of the community entries. The nature of the sign and exact location will be determined at the time of Development Package preparation.

H. Topography

1. Proposed changes in elevation and topography due to the proposed grading plan, including spot elevations.

The site will be graded in a manner that respects to the greatest degree possible the existing south to north fall of the land and changes in existing grade are anticipated to be in the range of 1 to 4 feet. The site will daylight to existing grades on the north and east. The site will generally be graded to create positive drainage to the north and east to facilitate surface drainage via the drainage basins along the eastern portion of the site and at the northeast corner of the site. Lots will be graded to drainage into adjacent streets or common areas. Detailed grades will be shown on the grading plan included in the Development Package.

Please refer to *Exhibit M: Preliminary Development Plan*.

I. Traffic and Trip Generation

1. Traffic mitigation measures proposed by the applicant (including air quality mitigation, such as carpooling programs, staggered work hours, park-and-ride lots, and bus shelters).

Not applicable to this proposed community.

J. Undisturbed Areas

1. Map and note any areas to be left undisturbed and preserved in place. Temporary fencing must be installed to preclude disturbance prior to grading and construction.

The site will be graded in its entirety and no areas will be left undisturbed (with the exception of the parking lot encroachment previously mentioned. It will remain in its current condition).

K. Utilities

1. Proposed changes/additions to existing utilities and easements

The proposed community will likely connect to the existing gravity sewer line in the Escalante Road right-of-way. Access to new sewer lines will be granted to the Pima County Regional Wastewater Reclamation Department per their standards and requirements.

Water lines adjacent to the site will remain and new water lines to serve this proposed community will connect to these lines. Water easements as necessary (typically 15 feet) will be granted to Tucson Water via the final plat.

Future discussions during the preparation of the Development Package with Tucson Electric Power (TEP) will result in an electric design to serve the site and easements as necessary (typically 10 feet in width) will be granted to TEP.

The use of natural gas in this community is yet to be determined.

2. Provide the following information in the form of notes on the plan or in a separate report:

a. Estimated number of residents that will live on-site.

According to the most recent US Census data, there are on average 2.3 persons per household in the City of Tucson. The proposed development will contain 53 houses, meaning that there will be approximately 122 residents in the proposed community.

b. Water Service Provider.

Tucson Water is the water provider for this site. This utility company has a 100-year assured water supply with the Arizona Department of Water Resources (ADWR).

c. Existing infrastructure and off-site improvements to the infrastructure.

The following is a specific description of the connections to be made to existing infrastructure:

Water

There is an existing 12" potable water main in Escalante Road and an 8" potable water main in Evergreen Avenue. There is an existing 8" water stub near the northern boundary of the subject property and one near the southeast corner of the subject property.

The proposed water system infrastructure will connect to the existing water system infrastructure in two locations to provide a loop. A master water plan and water improvement plan will be prepared and processed for approval by Tucson Water during the Development Package stage.

Sewer

There are existing gravity sewer mains in Escalante Road and Evergreen Avenue. The existing Evergreen Avenue gravity sewer main is 8”.

The proposed gravity sewer lines will likely connect to the existing sewer line in Escalante Road. A sewer improvement plan will be prepared and processed for approval by the PCRWRD during the Development Package stage.

Electric

Tucson Electric Power (TEP) serves this site and a preliminary design plan will be prepared by TEP to provide electric service to this site. The TEP plan will be finalized during the Development Package stage.

Southwest Gas

It is not yet determined if the proposed community will use natural gas.

CenturyLink

Telecommunications will be provided by CenturyLink via existing infrastructure in the area capable of serving the site. Coordination with CenturyLink will occur during the Development Package stage.

d. Sewer

The project will connect to the public sewer, most likely the existing sewer line in Escalante Road.

L. Vehicular Use Areas

1. Motor vehicle and bicycle parking areas.

Motor vehicle parking will be provided for residents within garages and guests will park in the provided guest parking areas distributed throughout the proposed community. A bicycle rack will be provided in the common area for use by residents and/or guests.

2. Public or private streets.

The local streets proposed for this community will be private and will be constructed as shown on *Exhibit O: Private Street Section*.

3. Loading areas.

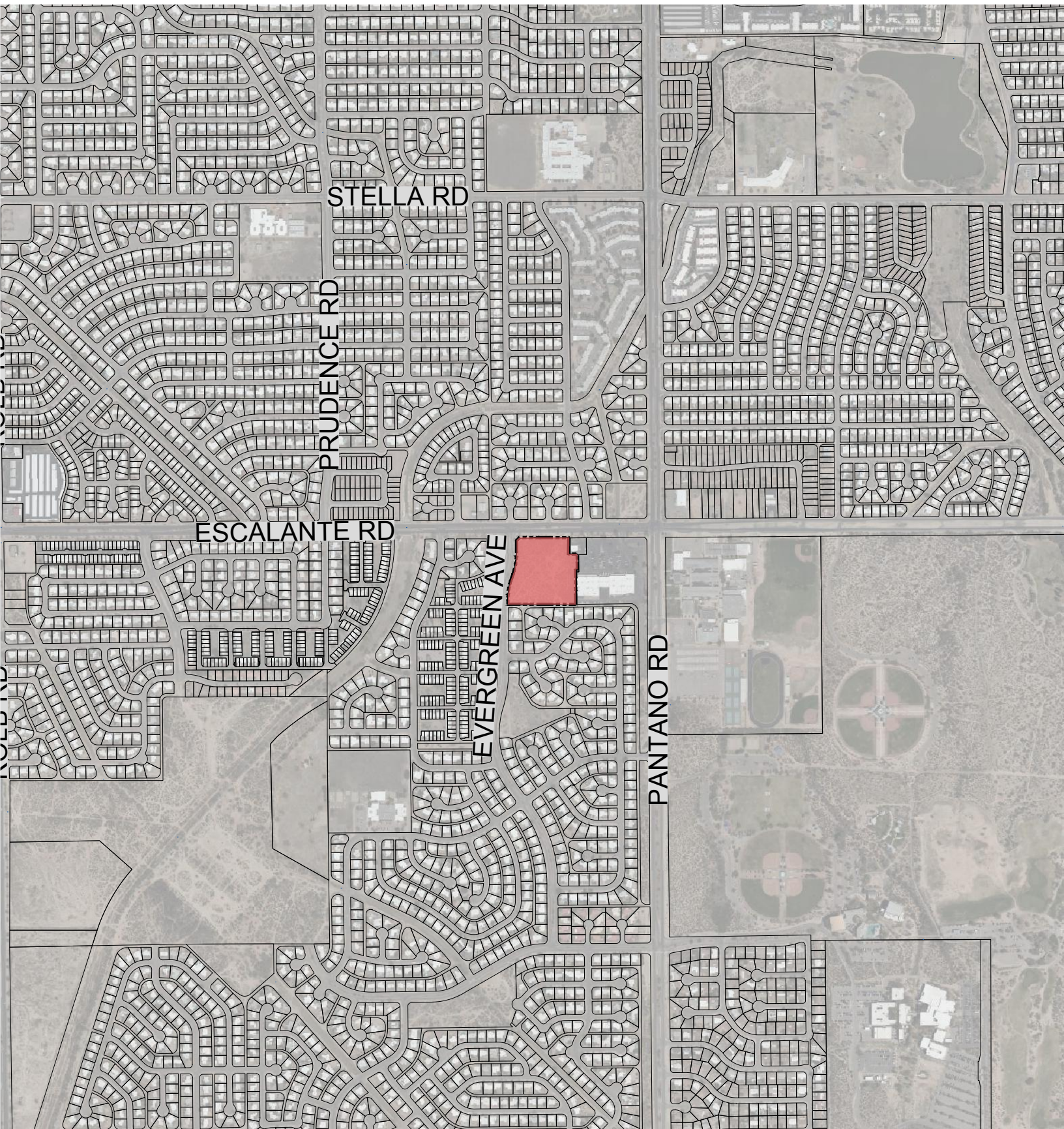
Loading areas are not required for the proposed community.

4. Solid waste and recycling collection areas.

Refuse and recycling collection will be provided weekly via individual curbside service. Plastic containers will be placed, and contents removed by curbside collection and containers will be screened from public view when stored.

Part IV - Exhibits

EXHIBIT A: LOCATION MAP



LEGEND

 SUBJECT PROPERTY



AERIAL DATE: 2023

EXHIBIT B: NEIGHBORHOOD PLAN AND SUBREGIONAL PLAN

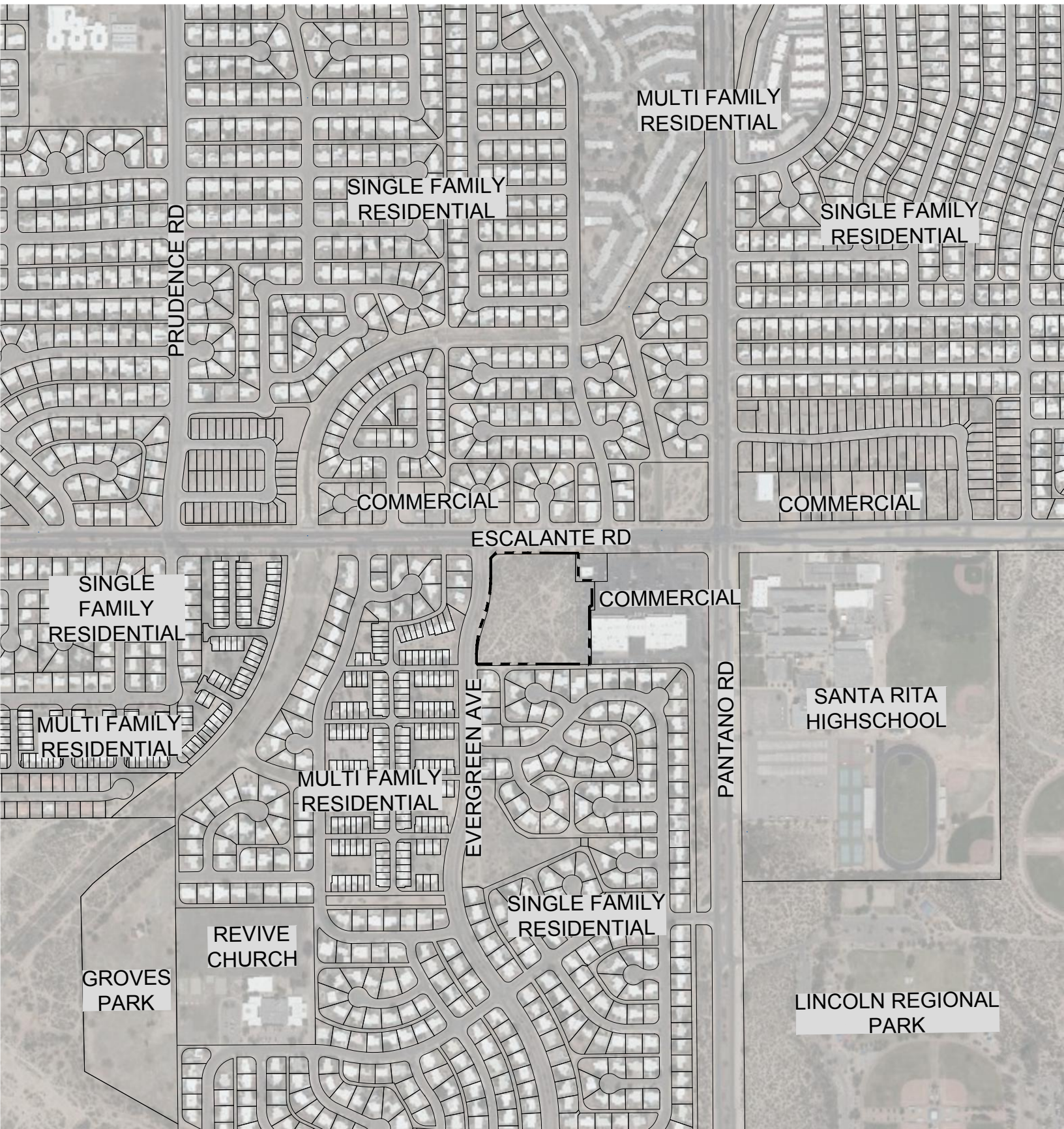


LEGEND

- SUBJECT PROPERTY
- PIMA COUNTY
- CITY OF TUCSON
- GROVES NEIGHBORHOOD PLAN
- PANTANO SOUTH SUBREGIONAL PLAN



EXHIBIT C: SURROUNDING LAND USES

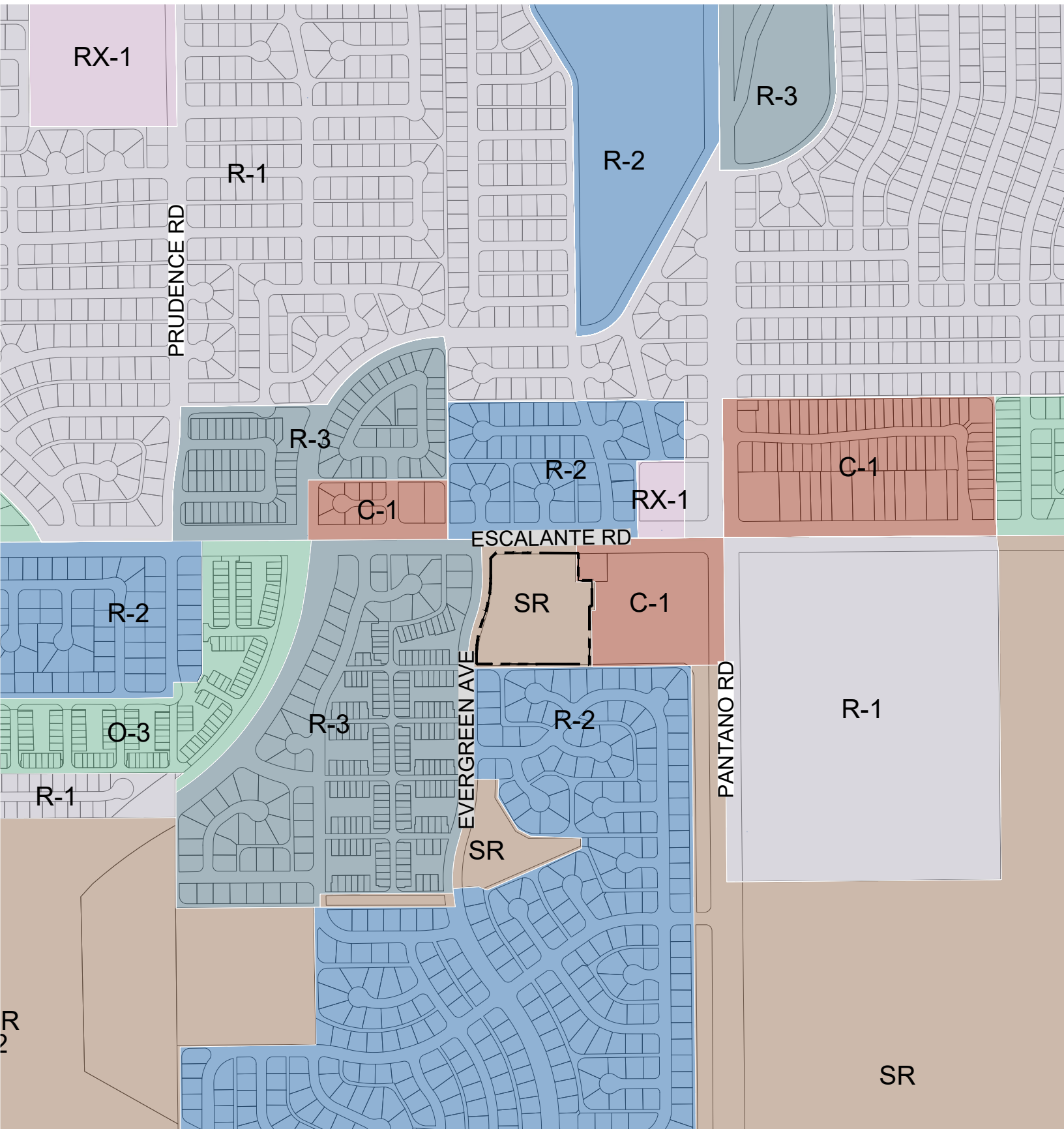


LEGEND

--- SUBJECT PROPERTY



EXHIBIT D: SURROUNDING ZONING

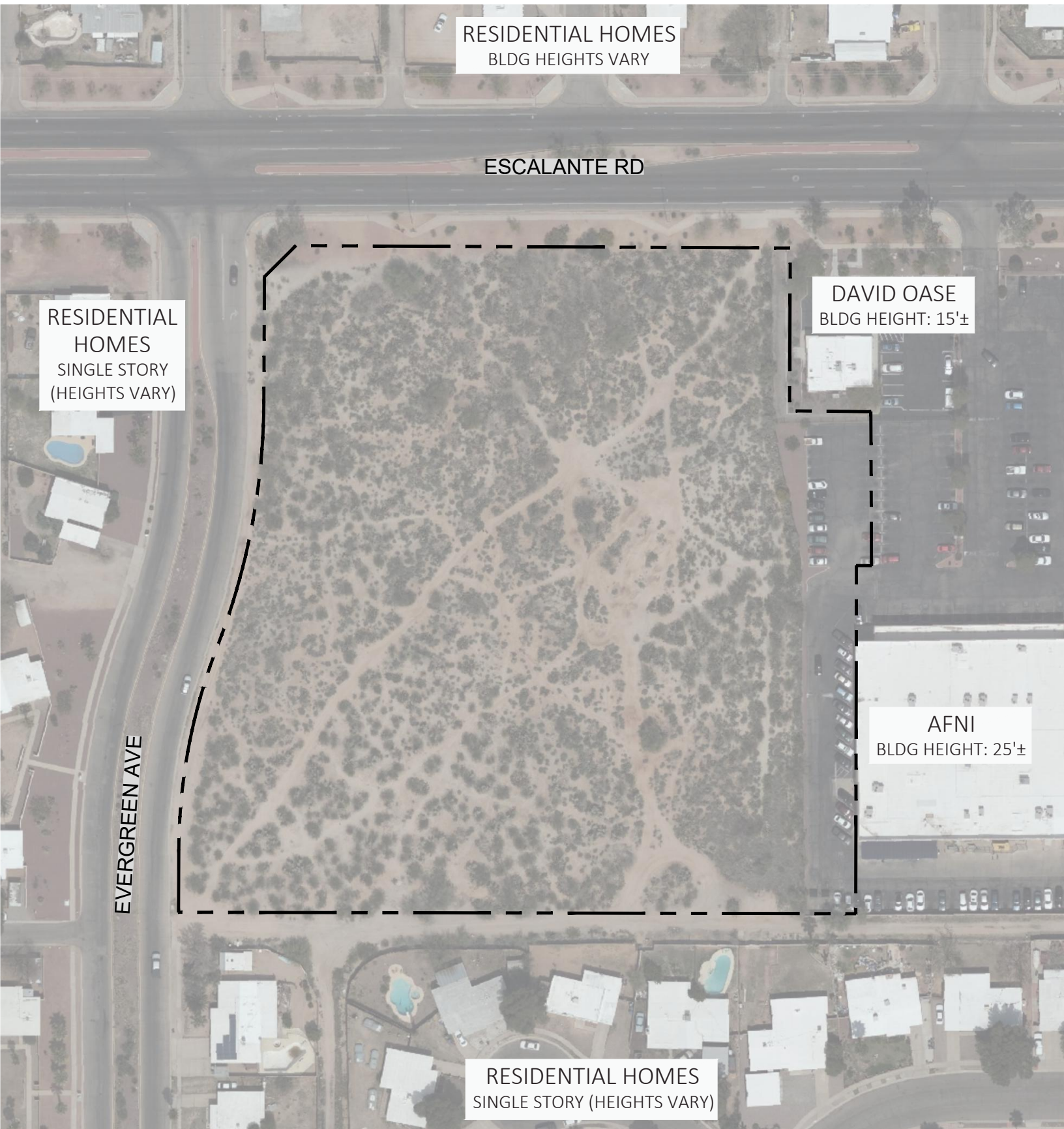


LEGEND

----- SUBJECT PROPERTY



EXHIBIT E: SURROUNDING BUILDINGS



RESIDENTIAL HOMES
BLDG HEIGHTS VARY

ESCALANTE RD

RESIDENTIAL
HOMES
SINGLE STORY
(HEIGHTS VARY)

DAVID OASE
BLDG HEIGHT: 15'±

EVERGREEN AVE

AFNI
BLDG HEIGHT: 25'±

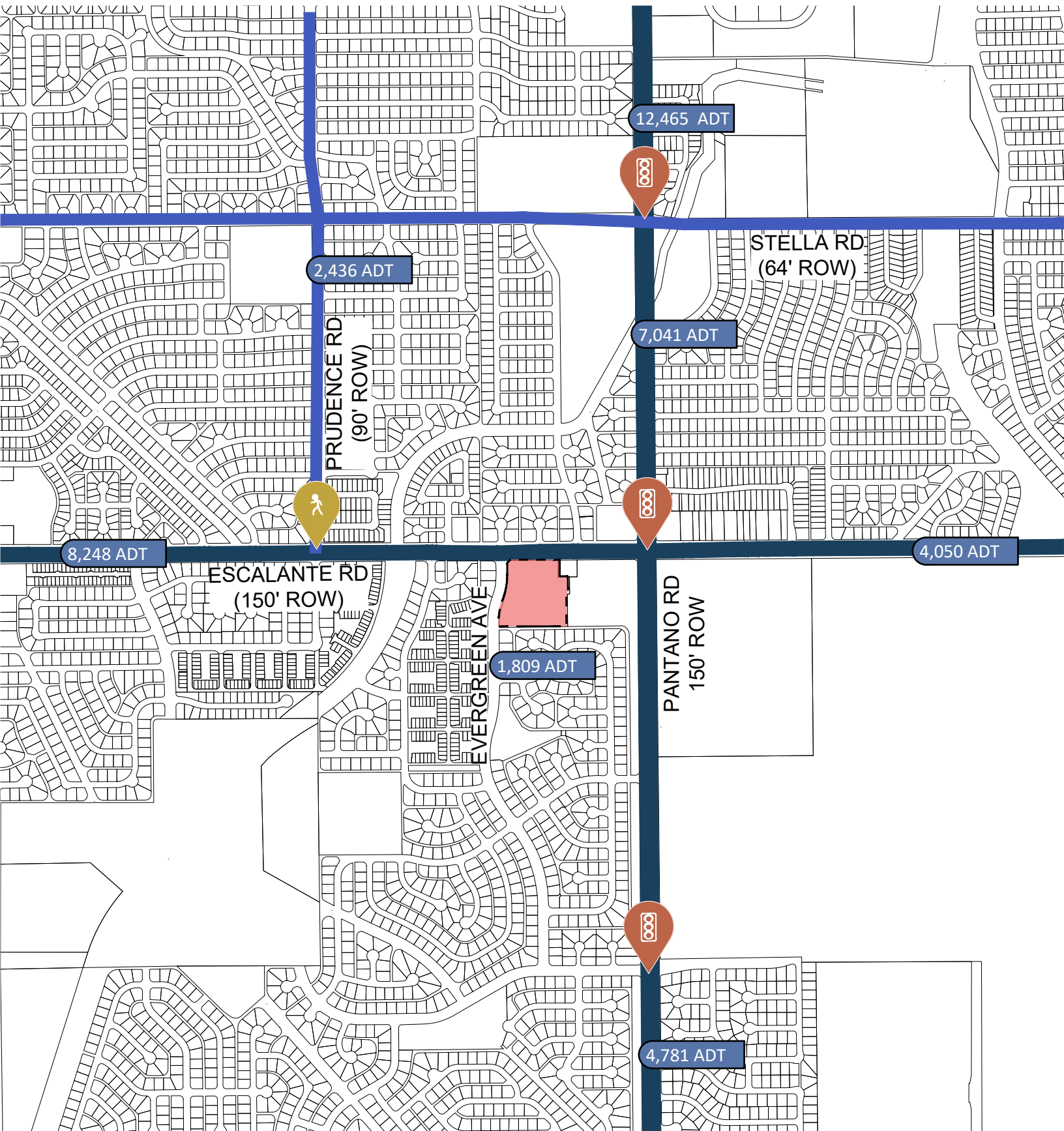
RESIDENTIAL HOMES
SINGLE STORY (HEIGHTS VARY)

LEGEND

--- SUBJECT PROPERTY



EXHIBIT F: MSR DESIGNATIONS, TRAFFIC LIGHTS AND PAG TRAFFIC COUNTS



LEGEND



SUBJECT PROPERTY



PAG TRAFFIC COUNTS



PEDESTRIAN CROSSING LIGHT



MS&R ARTERIAL



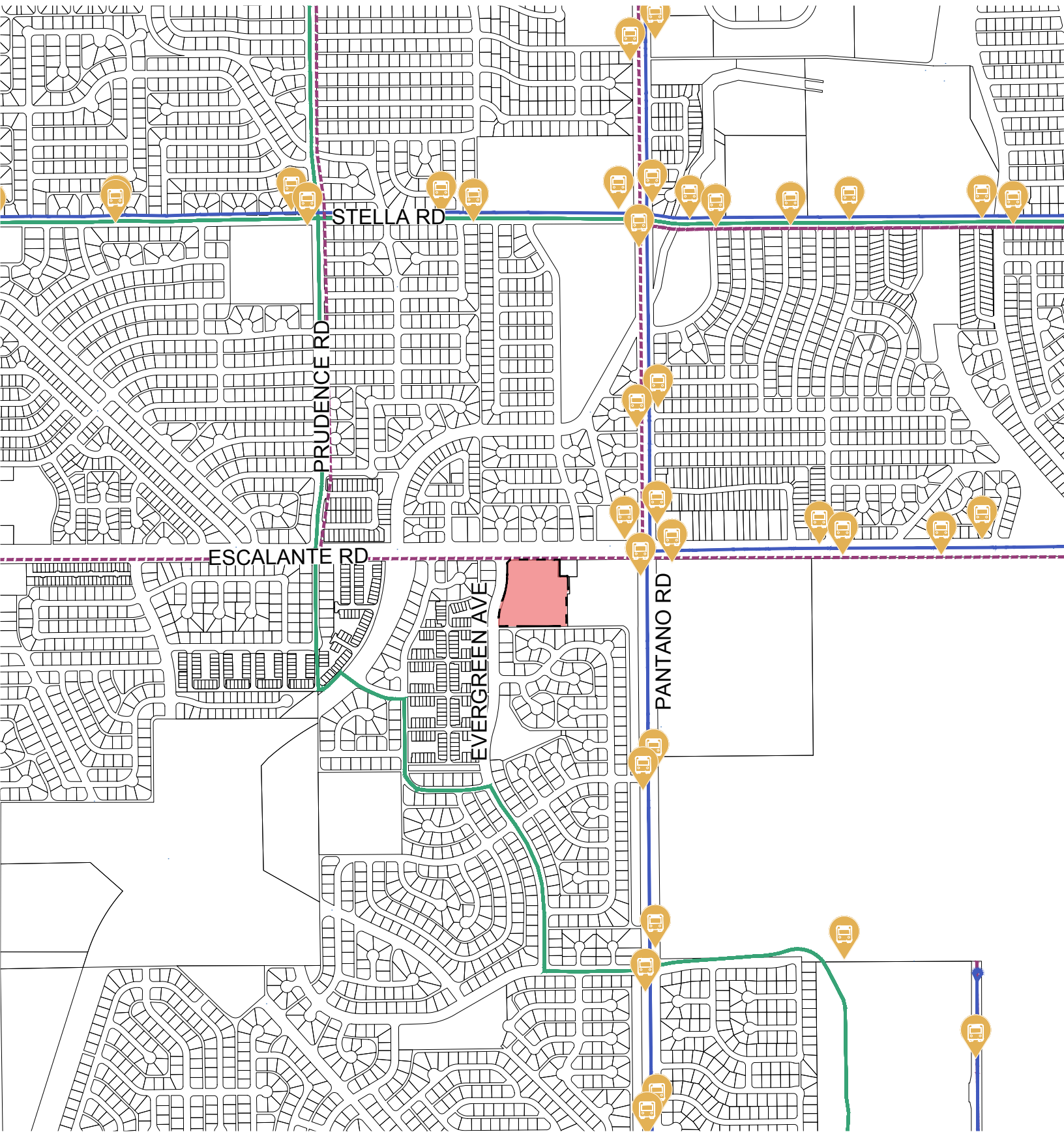
TRAFFIC LIGHT



MS&R COLLECTOR



EXHIBIT G: PUBLIC TRANSPORTATION



LEGEND



SUBJECT PROPERTY

SUNTRAN BUS STOPS

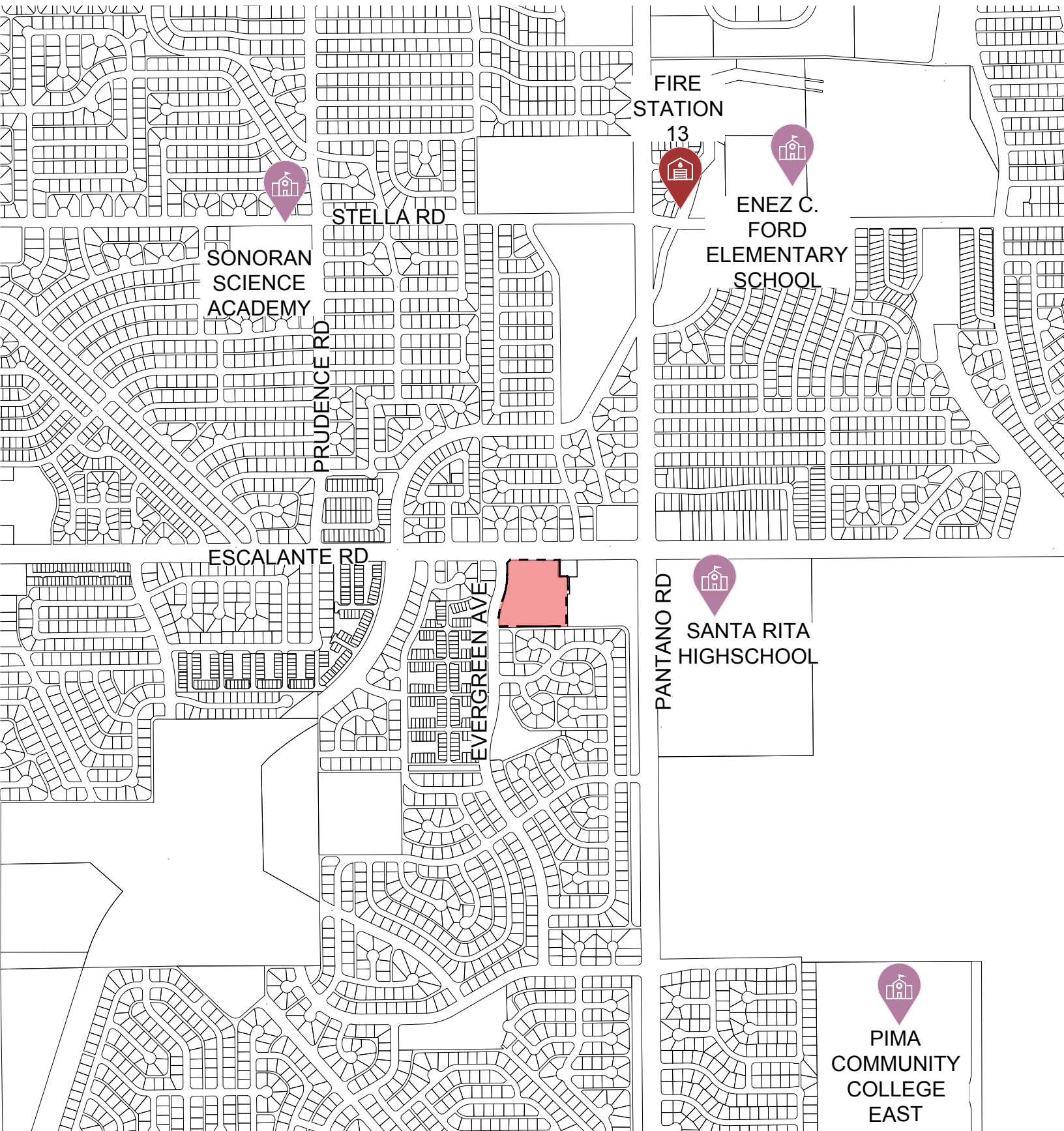
SUNTRAN BUS ROUTE

BIKE BOULEVARD

STRIPED BIKE LANES



EXHIBIT H: PUBLIC SERVICES



LEGEND

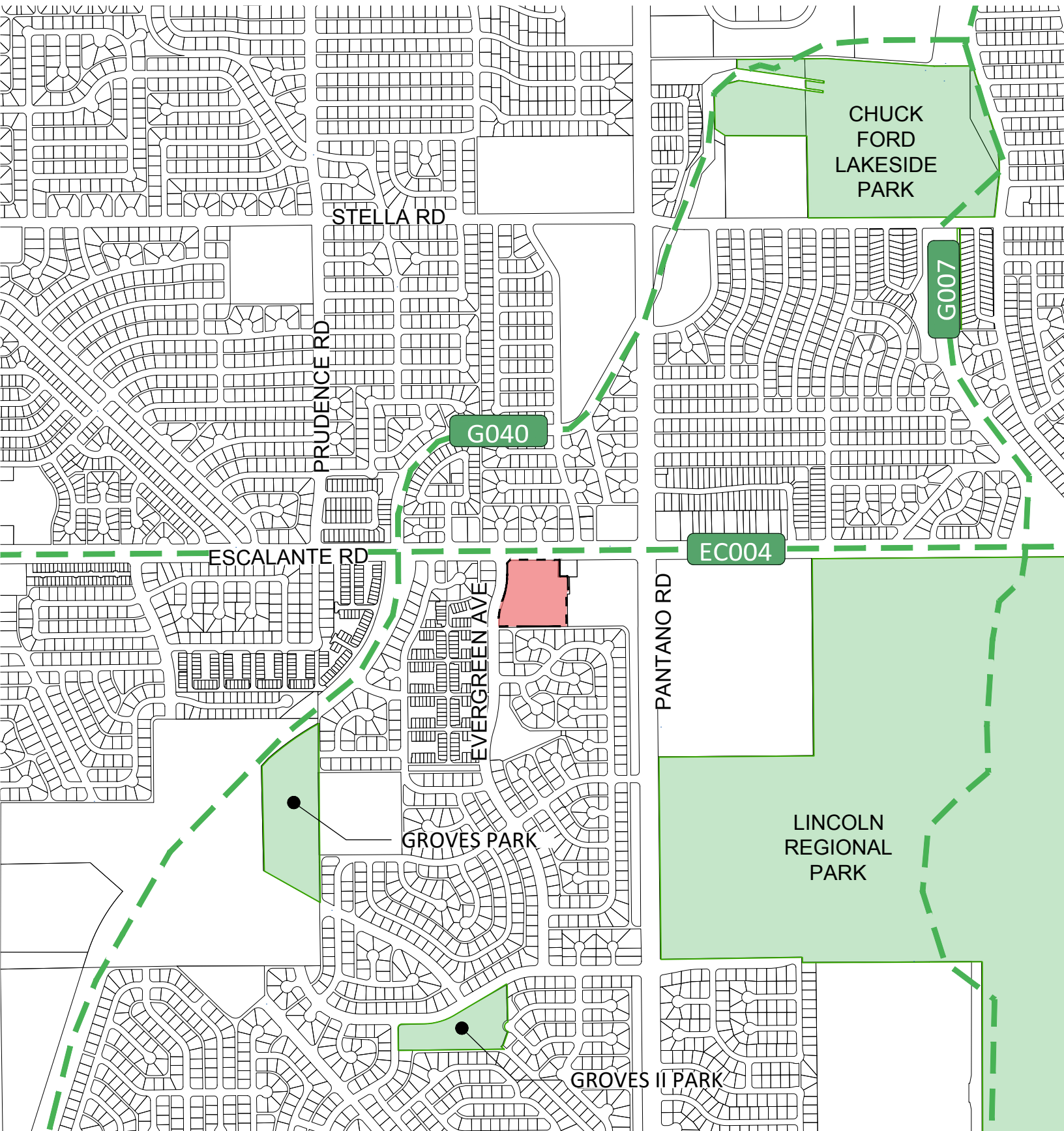
 SUBJECT PROPERTY

 FIRE STATION

 SCHOOL



EXHIBIT I: PARKS AND TRAILS

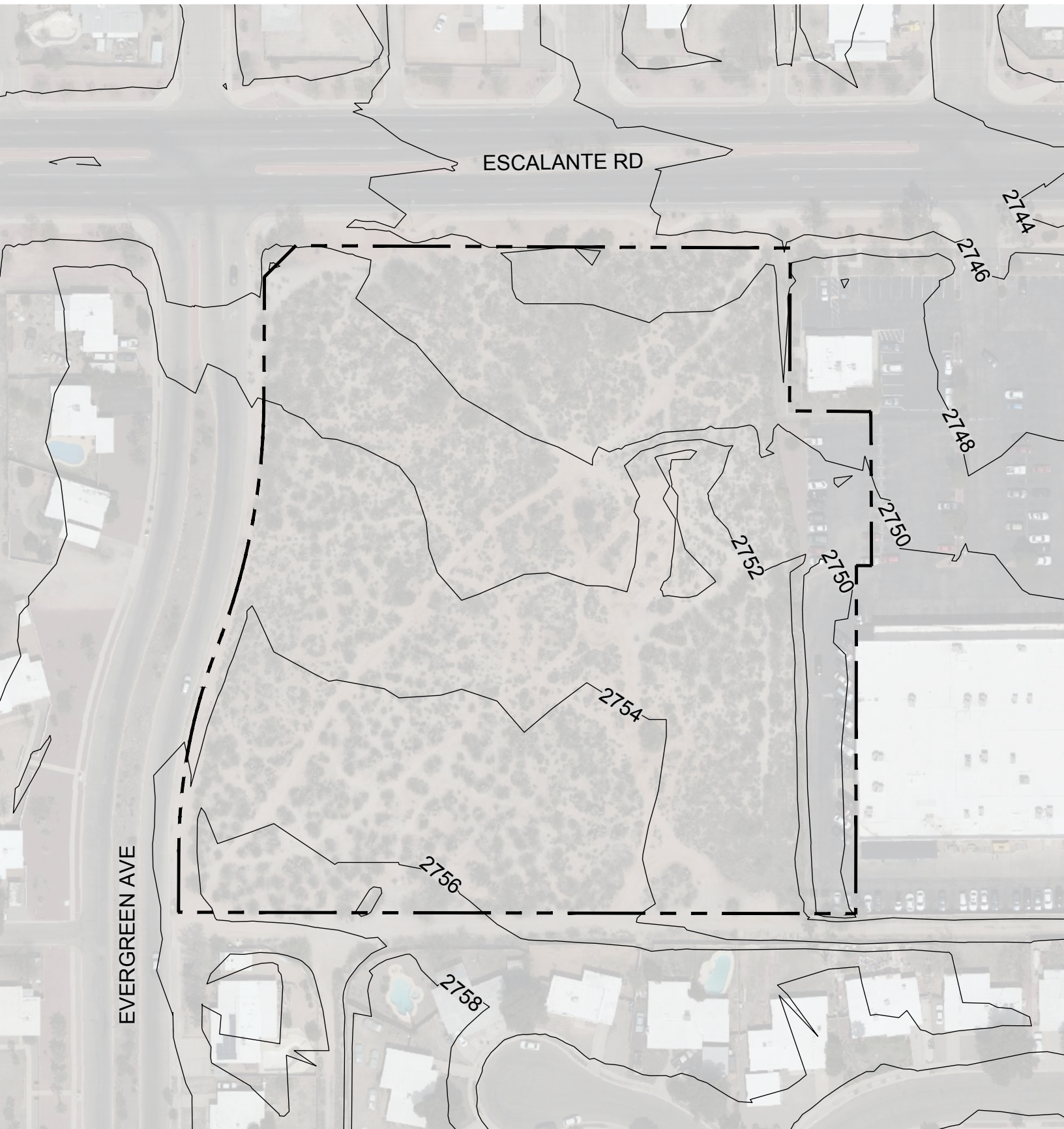


LEGEND

- SUBJECT PROPERTY
- TRAILS PER THE PRTSMP
- PARKS
- EC004 ENHANCED ESCALANTE ROAD CORRIDOR
- G040 ROLLING HILLS WASH GREENWAY
- G007 ATTERBURY WASH GREENWAY



EXHIBIT J: TOPOGRAPHY

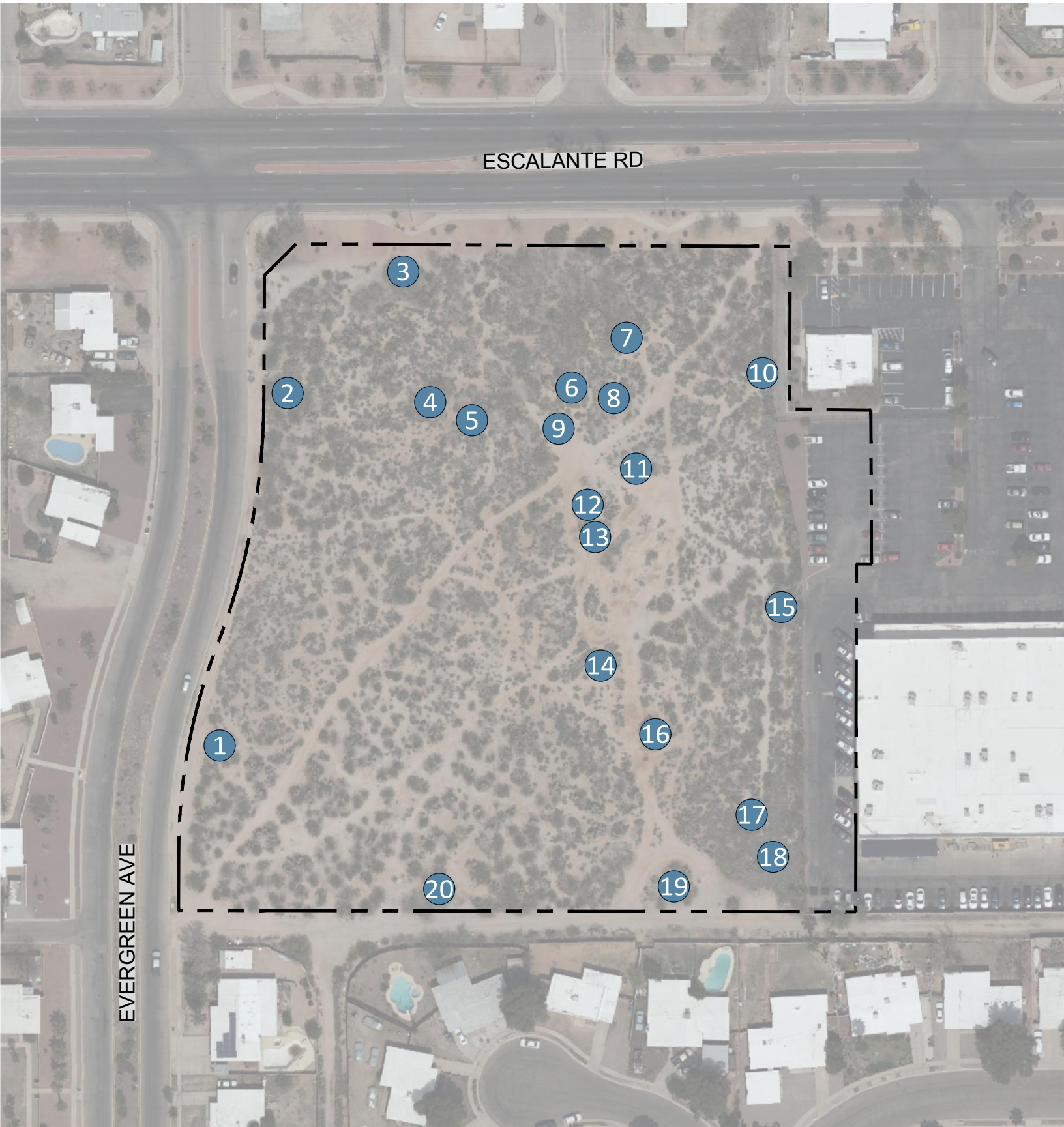


LEGEND

— — — — — SUBJECT PROPERTY



EXHIBIT K: VEGETATION



LEGEND



SUBJECT PROPERTY



TREE LOCATION



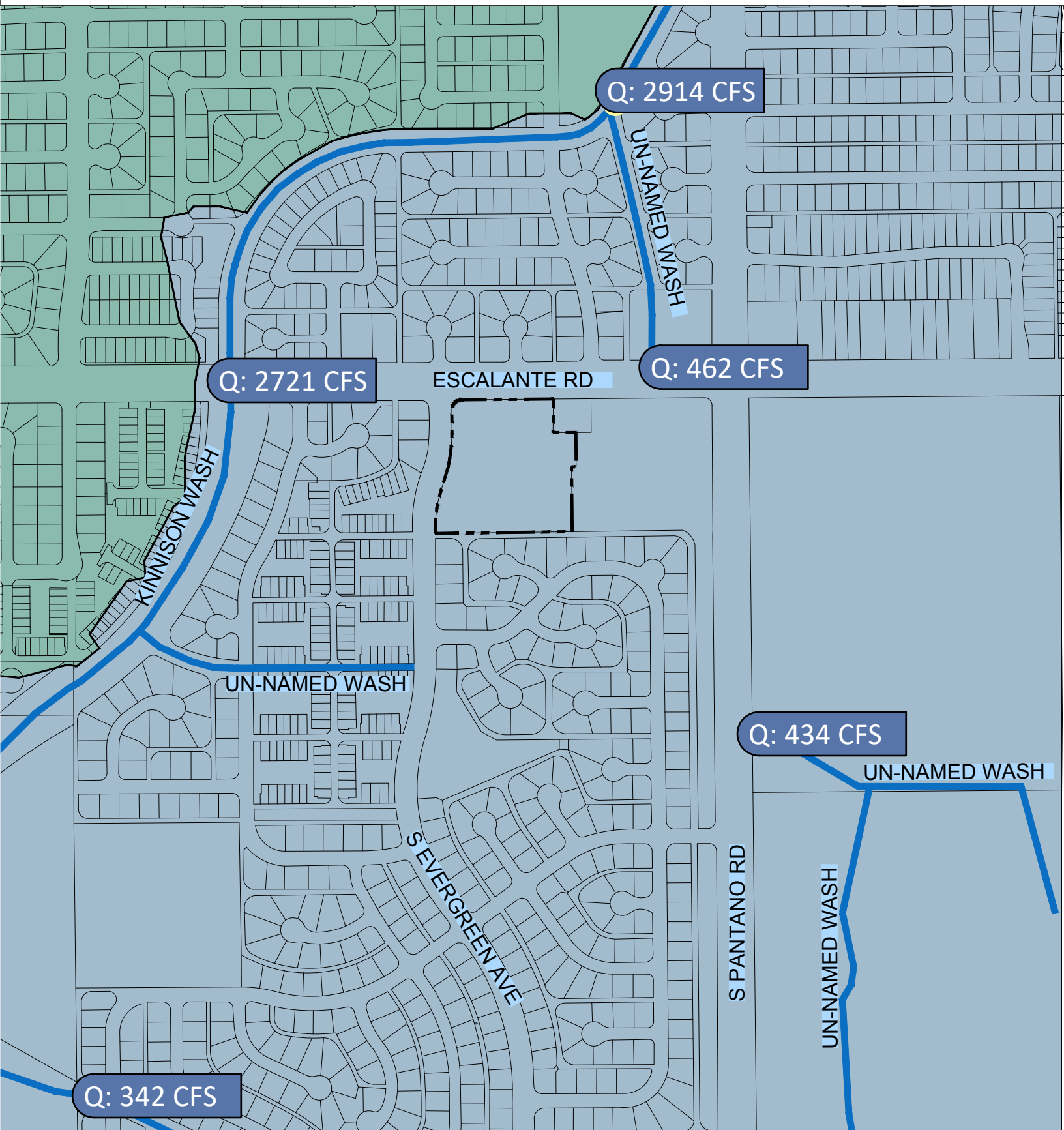








EXHIBIT L: EXISTING HYDROLOGY AND DRAINAGE



LEGEND

- SUBJECT PROPERTY
- WASH
- WATERSHED BOUNDARY
- ATTERBURY WASH WATERSHED
- ALAMO WASH WATERSHED
- Q: 342 CFS TSSM NODES



EXHIBIT M: PRELIMINARY DEVELOPMENT PLAN



- ### NOTES
1. SITE AREA: 6± ACRES
 2. LOTS: 53 UNITS
35' X 57': 23 UNITS
35' X 80': 30 UNITS
 3. DENSITY: 8.8 UNITS/ACRE (INCLUDING ENCROACHMENT)
 4. LOTS 20, 26-34 AND 35 ARE RESTRICTED TO SINGLE STORY AND MAXIMUM HEIGHT OF 16 FEET.
 5. FUNCTIONAL OPEN SPACE: 14,257 SF REQUIRED PROVIDED FOS: 18,383 SF
 6. GUEST PARKING: REQUIRED: 14 SPACES (1 SPACE PER 4 UNITS) PROVIDED: 19 SPACES
 7. PRIVATE LOCAL STREET ROW IS 30'.

- ### LEGEND
- PROPERTY BOUNDARY
 - /// FUNCTIONAL OPEN SPACE
 - /// ENCROACHMENT AREA
 - 6' WALL
 - 6' WALL WITH WROUGHT IRON
 - 10' STREET LANDSCAPE BORDER
 - LANDSCAPING AREAS
 - P GUEST PARKING TYP.
 - 1 LITTLE LIBRARY
 - 2 BENCH
 - 3 MAILBOXES
 - 4 PET WASTE STATION
 - 5 PICNIC TABLE
 - #^R LOT IS RESTRICTED TO SINGLE STORY AND MAXIMUM HEIGHT OF 16 FEET

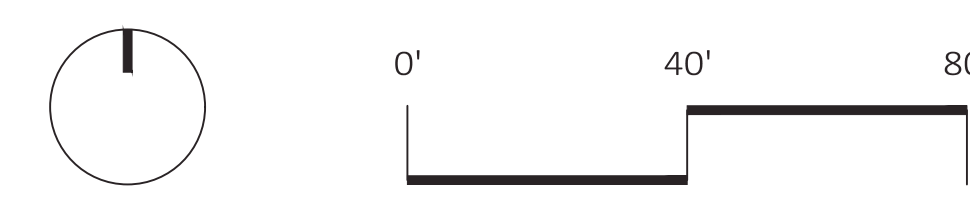
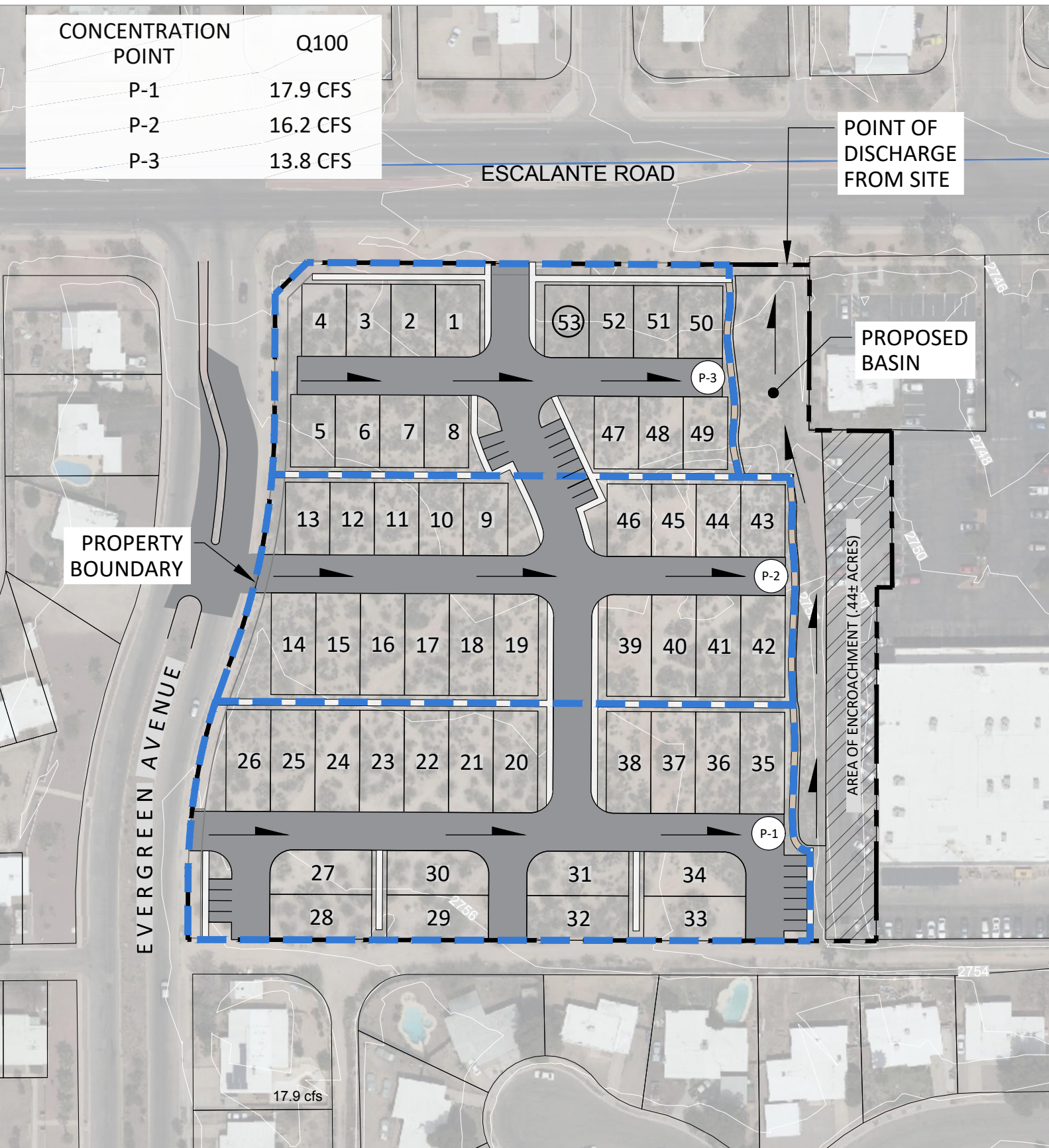


EXHIBIT N: DEVELOPED HYDROLOGY

CONCENTRATION POINT	Q100
P-1	17.9 CFS
P-2	16.2 CFS
P-3	13.8 CFS

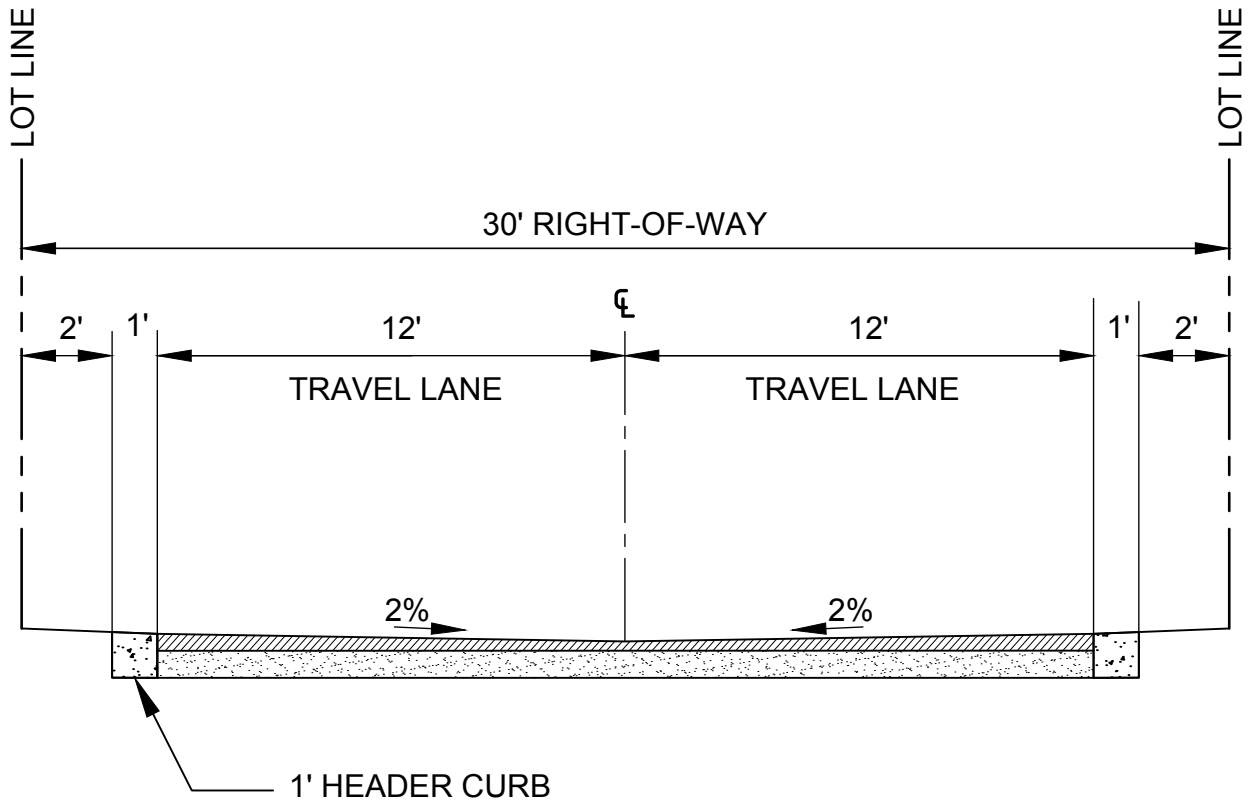


LEGEND

- SUBJECT PROPERTY
- WATSHED BOUNDARY
- FLOW DIRECTION
- CONCENTRATION POINT



EXHIBIT O: PRIVATE STREET SECTION



Part V - Appendices

Appendix A: Groves Neighborhood Plan Compliance Statement

Appendix A Groves Neighborhood Plan Compliance Statement

The land use conditions in the Groves Neighborhood Plan applicable to the proposed rezoning area have been reviewed. The following is a list of those conditions and a description of how the proposed project complies with those conditions.

Please refer to *Exhibit M: Preliminary Development Plan* for an illustration of site elements described in narrative below.

- a. The average residential density for residential portion will be 11 units per acre, compatible with existing single-family units to the south.

Compliance Statement: The proposed project consists of 53 single family residential units on 6+/- acres. This is a density of 8.8 units per acre which is less than 11 units per acre.

- b. The structure heights will be no greater than 25 feet and limited to one story units in the southern half of the site.

Compliance Statement: Structure heights will not exceed 25 feet. The proposed project layout is considerate of the existing single-story homes that are located to the south of the proposed rezoning area and separated by a 20-foot alley. The project proposes to restrict certain lots to single story to protect the privacy and view corridors of adjacent lot owners. Lots 20, 26 – 34 and 35 are proposed to be limited to single story and a maximum of 16 feet in height. We believe that this strategy meets the intent of this condition.

A neighborhood meeting was held on October 5, 2023 and one of the topics we wished to discuss with neighbors was this specific condition. Prior to the meeting, we did not hear from any neighbors and one person attended the meeting. This person lives in one of the homes immediately south of the proposed rezoning area. She was concerned about privacy and view corridors and we proposed restricting Lots 27 - 34 to single story and that satisfied her concern. We later proposed to restrict Lots 20, 26 and 35 to single story to meet the spirit of the condition and protect view corridors for other neighbors living south of the proposed rezoning area.

This proposed single story restriction also allows the property owner and builder, Pepper Viner, to provide a mixture of house types that are demanded by future home buyers. Pepper Viner has constructed other similar residential projects with the same units as proposed on this project and home buyers like the different house styles and number of stories that have been proposed.

A review of Plan Tucson housing policies indicates that the proposed project complies with several of those policies as follows:

- *Policy H3: Improve housing conditions in aging neighborhoods.*

The proposed project is located in an area containing aging housing. The new, well-constructed and energy efficient homes proposed by Pepper Viner will provide attractive housing in an aging community.

- *Policy H6: Take multiple approaches to reduce housing costs and increase affordability.*

The proposed project and its overall density look to make the most efficient use of the infrastructure serving the project. Infrastructure improvements and associated costs will be spread amongst more units and assist in keeping the price of the house in a range that is affordable to as many people as possible. Two story homes contribute to this efficiency and better use of the lot, and ultimately provides more square footage to those prospective buyers who like the area and need more space.

- *Policy H9: Promote safe, decent, and affordable housing and neighborhoods that support aging in place.*

The homes proposed for construction by Pepper Viner are built to last. Pepper Viner is at the forefront of strategic advances that inspire better construction practices including energy efficiency, carbon reduction, sustainable home construction and technology features. Pepper Viner constructs homes that meet the Energy Policy Act and Energy Star Version III standards set by the US Department of Energy. House designs incorporate high-performance framing techniques, advanced insulation, healthy air quality, properly sized HVAC equipment and water efficient products that provide the consumer with an eco-friendly home. Pepper Viner utilizes a central smart hub that allows the homeowner to control various devices, such as the thermostat and outdoor and indoor lighting, thereby making energy use more efficient.

The above are cost effective construction techniques that still keep prices affordable, contribute to a long-lasting, energy efficient home and allow the community and homes to age with grace.

- c. No access from the site will be allowed onto Evergreen, except in a mixed-use development.

Compliance Statement: City of Tucson Planning and Development Services staff has determined this the proposed project is within a mixed-use development and as such, access to Evergreen Avenue is permitted. Exhibit M: Preliminary Development Plan identifies two access points to and from Evergreen Avenue, in addition to one access point to and from Escalante Road. These access points will allow for safe and efficient ingress and egress complaint with City of Tucson standards.

- d. A 5-foot masonry wall will be placed along the southern and eastern edges of the site.

Compliance Statement: This project will construct a 6-foot block wall along the southern and eastern edges of the project.

- e. Landscaping will be provided to include:

- 1) Drought-resistant vegetation to be placed along the outside of the southern wall.

Compliance Statement: This project will provide drought-resistant landscaping along the southern portion of the property. Portions of the wall will be constructed with a combination of block and wrought iron fencing to soften the appearance of the wall and allow landscaping to be seen from vantage points south of the proposed rezoning area as well as within the proposed project for

enjoyment by residents. This is a more effective means of utilizing landscaping along the southern edge of the property. Due to the presence of the alley and walls/fences along the northern lot lines of adjacent residences, landscaping located outside of the block wall would likely not add to the enjoyment of neighboring properties and future residents of the proposed project.

- 2) Drought-resistant vegetation to be placed along the western and northern edges.

Compliance Statement: Drought-resistant landscaping will be provided along the western and northern edges of the property and within landscape borders required by the City of Tucson.

Appendix B: Pima County Assessor’s Map, Property Printout and Legal Description

Parcel Number: 136-28-005L

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
PEPPER-VINER CO PO BOX 30128 TUCSON AZ 85751-0128	W541.07' M/L E1184.07' M/L N604.86' M/L NE4 NE4 EXC N75' 6 AC SEC 32-14-15

Valuation Data							
Property Appraiser: Celina Lem Phone: (520) 724-8713							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2023	VACANT/AG/GOLF (2)	15.0	\$111,000	\$0	\$111,000	\$111,000	\$16,650
2024	VACANT/AG/GOLF (2)	15.0	\$122,000	\$0	\$122,000	\$116,550	\$17,483

Property Information					
Township:	14.0	Section:	32	Range:	15.0E
Map:		Plat:		Block:	
Tract:		Land Measure:	6.00A	Lot:	
Census Tract:	4029	File Id:	1	Group Code:	000
Use Code:	0012 (VACANT RESIDENTIAL URBAN NON-SUBDIVIDED)			Date of Last Change:	12/27/2012

Valuation Area				
District Supervisor: MATT HEINZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
8	2111037 DEL	05006501	00000 DEL	15

Recording Information (4)				
Sequence No.	Docket	Page	Date Recorded	Type
20090170505	13482	2621	1/27/2009	WTDEED
20082490425	13461	1514	12/24/2008	WTDEED
95096162	10076	3141	6/30/1995	
93027415	9484	1686	2/23/1993	

Appeals/Claims (6)	
Tax Year	Notice of Value
2023	✓
2022	✓
2021	✓
2019	✓
2018	✓
2012	✓

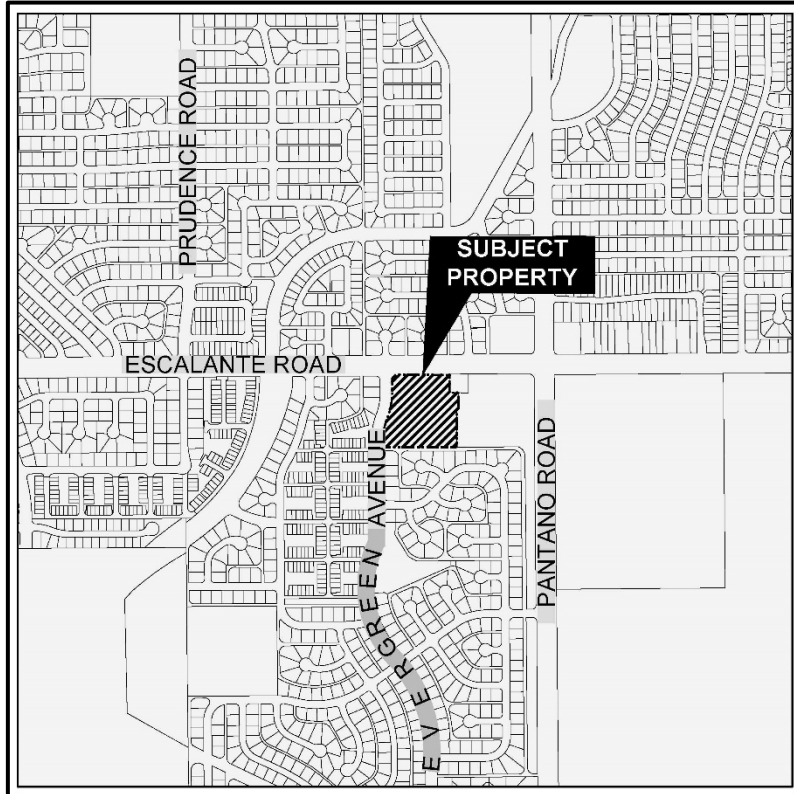
Notes (3)	
Created: 10/22/2020 Modified: 10/22/2020	2021 B-LEVEL REVIEWED
Created: 7/23/2020 Modified: 7/23/2020	2021 A LEVEL REVIEWED
Created: 1/27/2009 Modified: 1/27/2009	10076-3141 CORRECTED BY 13461-1514

Appendix C: Documentation of Neighborhood Meeting

September 22, 2023

Dear Neighbor,

You are invited to a virtual neighborhood meeting on October 5, 2023 from 6:00 p.m. to 7:30 p.m. to discuss the proposed development of approximately 6 acres of vacant land located at the southeast corner of Escalante Road and Evergreen Avenue.



Pepper Viner Homes, a local homebuilder, owns the property and is interested in developing a single-family residential community. We plan on applying to the City of Tucson in the near future to request a rezoning to the R-2 Residential Zone.

This meeting will allow nearby residents the opportunity to learn more about the plans for the property. We will make a brief presentation describing the project and then there will be plenty of time for questions and discussion.

Should you have any questions prior to the meeting, please contact me at (520) 881-7480 or via email at rlongaker@wlbgroup.com

Please see virtual meeting information and instructions on reverse.

We look forward to seeing you at the meeting.

Sincerely,

The WLB Group, Inc.

Robert G. Longaker III, PLA, AICP
Director of Planning

Virtual Meeting Information & Instructions

Date & Time

October 5th, 2023 at 6 p.m.

Meeting ID: 886 7637 8559

Meeting Password: 864378

Location: Zoom Video/Telephone Conference

- No earlier than 5:45p.m. on August 29th, 2023 visit www.zoom.com and click Join in the top right corner of the screen.
- Enter the Meeting ID and Password click Join.
- Please enter your first name, last name, email address, address and the password above and click Register.
- Click the link that appears in blue.
- Click *Launch Meeting*, and then click the blue “*Join From Browser*” link that appears below.
- Enter your first name and click Join.
- If you prefer to call in and listen to the presentation (audio only), dial +1 720-707-2699 at the time of the meeting. The Access Code is the Meeting ID and password above. The line will remain silent until the meeting begins.

**The Evergreen
Proposed Rezoning for A New Single Family Residential Community
Neighborhood Meeting**

When: October 5, 2023 at 6 PM

Where: Held via Zoom

Representatives of the applicant in attendance at the meeting:

- Robert G. Longaker III, PLA, AICP - The WLB Group
- Liz Madsen - The WLB Group
- Bill Viner - Pepper Viner Homes
- Steve Crawford - Pepper Viner Homes

Meeting summary:

One person attended the meeting. Her name is Miranda Cox. She lives at 7801 S Silver Beech Dr which is directly south of the southeast corner of the site. She wants houses in the southern portion of the site limited to single-story. We indicated that Lots 27 – 34 would be limited to single-story and that is acceptable to her. She is concerned about privacy issues and views toward the mountains. She is pleased that there is no house planned directly to the north of her lot.

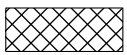
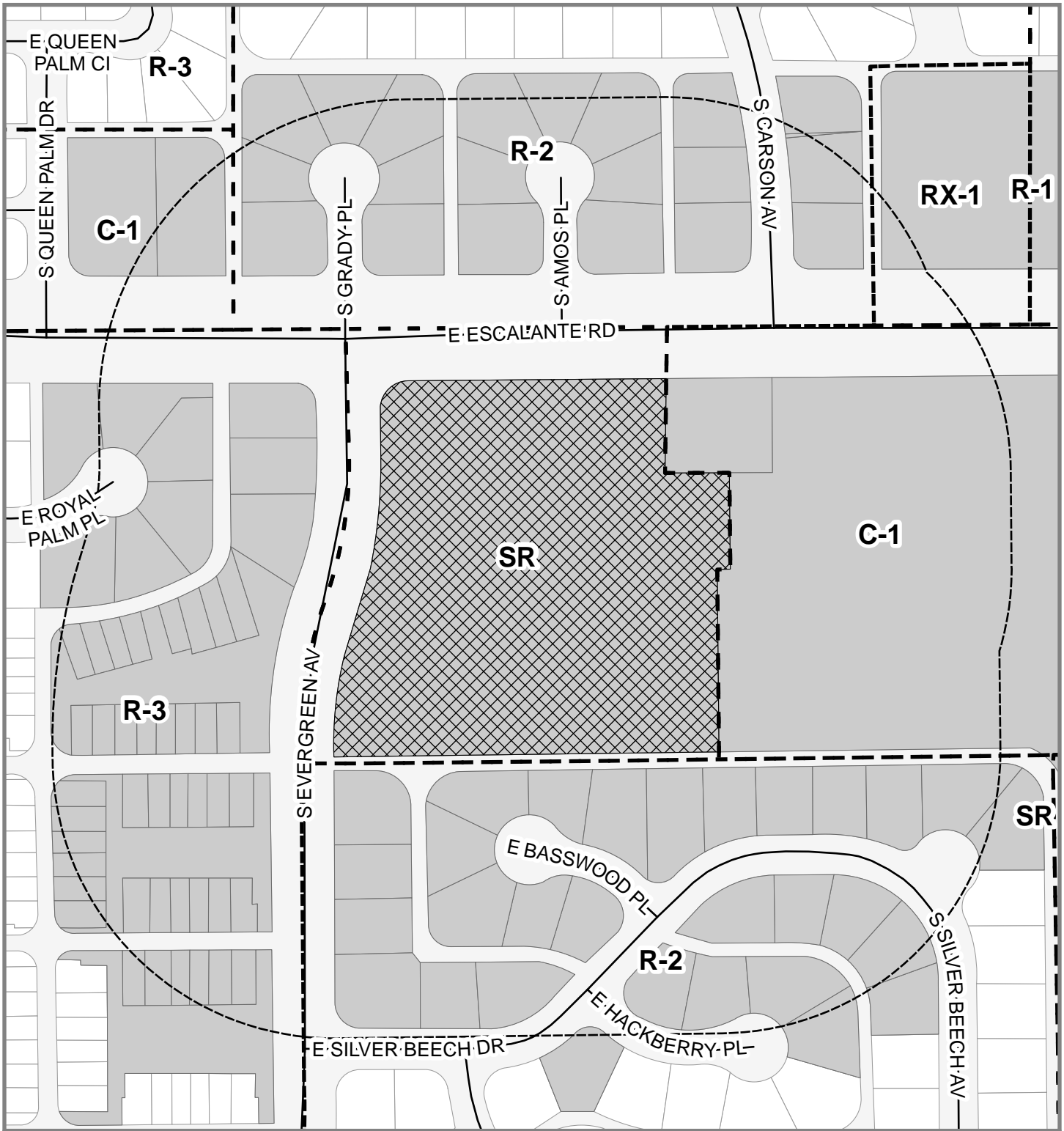
She is pleased to hear that the property is being developed because it is a nuisance in its undeveloped condition. Brush fires have occurred on the site and she is concerned about them. Development will prevent brush fires from occurring. We also pointed out that there is evidence of homeless living on the property, which will likely no longer be the case after the site is developed.

She also feels that the development of the property will help property values in the area.

While she does not know her neighbors well, there is the sense that other neighbors adjacent to the southern boundary of the site will appreciate the single-story restriction.

No other neighbors contacted us either before or after this neighborhood meeting.

Test



Subject Property



Zone Boundaries

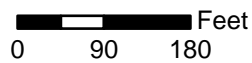


Properties Notified



400' Notification Area

Address: 4110 S PANTANO RD
Base Maps: Twp. 1403 Range 1502 Sec. 32
Ward(s): 4



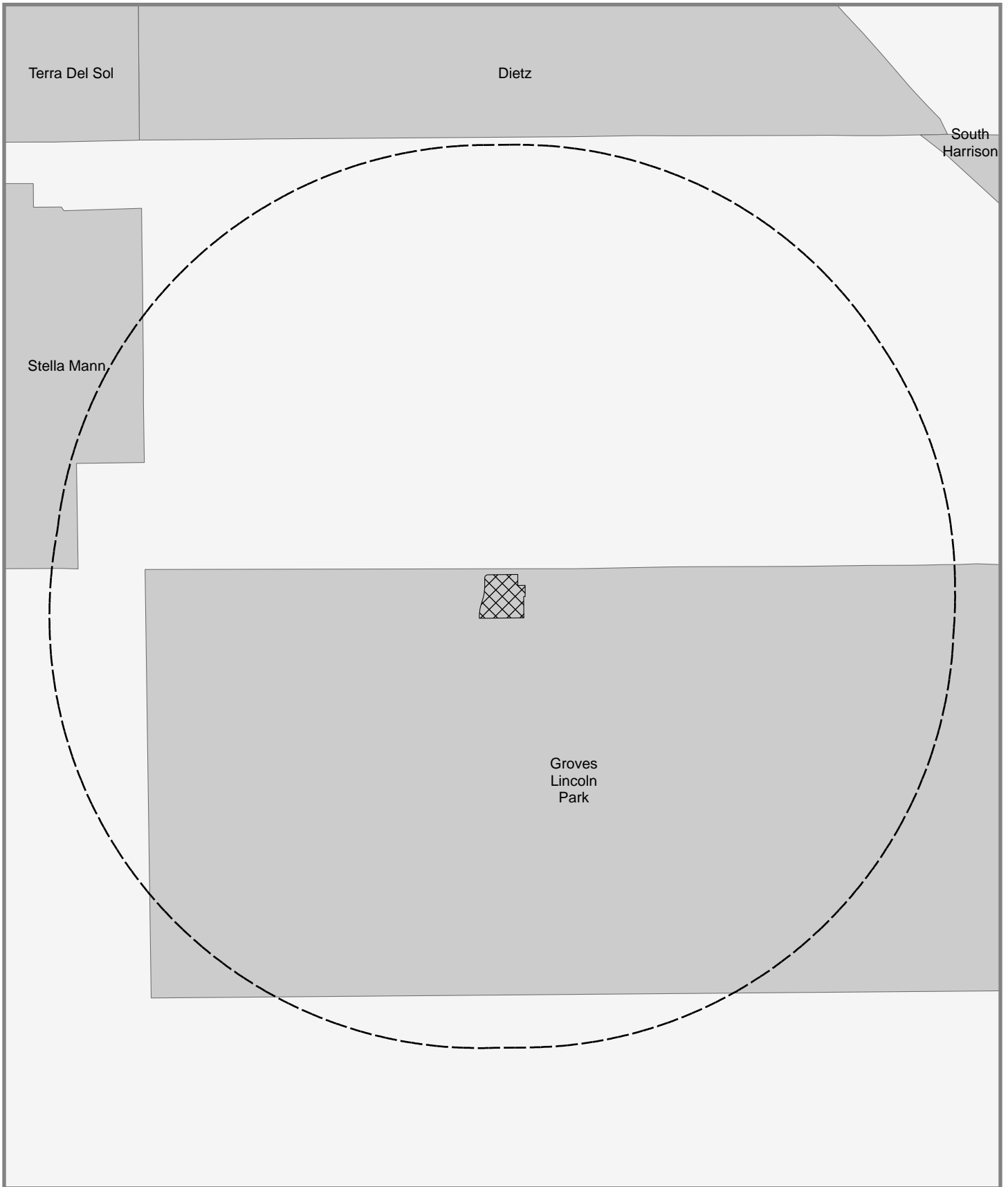
1:2,401



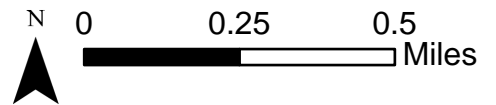
PARCEL	MAIL1	MAIL2	MAIL3	MAIL4	ZIP
13621009M	OTA AZIZ	810 S KOLB RD UNIT 7	TUCSON AZ		85710
136215230	SOUTHWEST CONVENIENCE SPE LLC	109 N ACACIA AVE	SOLANA BEACH CA		92075
13621524B	SOUTHWEST CONVENIENCE SPE LLC	109 N ACACIA AVE	SOLANA BEACH CA		92075
13628005L	PEPPER-VINER CO	PO BOX 30128	TUCSON AZ		85751
13628005S	OASE FAMILY TR	ATTN: DAVID & CHUNG ING JEAN OASE TR	7802 E ESCALANTE RD	TUCSON AZ	85730
13628005V	PANTANO/ESCALANTE ASSOCIATES LLC	ATTN: HSL PROPERTIES INC	3901 E BROADWAY BLVD	TUCSON AZ	85711
136280070	WENDT KENNETH & BELLA JT/RS	3901 S EVERGREEN AVE	TUCSON AZ		85730
136280080	OROPESA LIVING TR	ATTN: CYNTHIA ANHALT & FRANCISCA OR	5631 E PASEO REMEDIOS	TUCSON AZ	85750
136280090	ASCH NATHAN	1116 W OLETA DR	TUCSON AZ		85704
136280100	WEST JAMES D & CARLA M CP/RS	101 S BROWN ST	TUCSON AZ		85710
136280570	WHITELAW DAVID S & BLANCHE J JT/RS	4000 S SILVER BEECH AVE	TUCSON AZ		85730
136280580	LEON FRANK J & WENDY A JT/RS	3920 S SILVER BEECH AVE	TUCSON AZ		85730
136280590	HARTMAN MICHAEL L	7836 E SILVER BEECH DR	TUCSON AZ		85730
136280600	HILL JAMES MICHAEL & HERCILIA ALVES CP/RS	10123 CREEK BEND DR	TYLER TX		75707
136280610	HENSLEY RACHEL L	7816 E SILVER BEECH DR	TUCSON AZ		85730
136280620	WHITE CHARLES E & CAROLYN M JT/RS	7805 E HACKBERRY PL	TUCSON AZ		85730
136280630	BACHE JASON W	7825 E HACKBERRY PL	TUCSON AZ		85730
136280640	BARNES CHERYL L	7835 E HACKBERRY PL	TUCSON AZ		85730
136280650	WOLF MILFORD E & LUPE E JT/RS	7850 E HACKBERRY PL	TUCSON AZ		85730
136280700	AIRES LLC	824 E FORT LOWELL RD	TUCSON AZ		85719
136280790	OROZCO GEORGE A TR	7715 E SILVER BEECH DR	TUCSON AZ		85730
136280800	HALSTEAD JEFFREY K & KAREN L CP/RS	7725 E SILVER BEECH DR	TUCSON AZ		85730
136280810	TRAN NGA LE & MIN HY CP/RS	7740 E BASSWOOD PL	TUCSON AZ		85730
13628082A	FLANIGAN RILEY D & WELLHOUSE EMILY A JT/RS	7730 E BASSWOOD PL	TUCSON AZ		85730
13628083A	BYRNES ALEXANDER	7720 E BASSWOOD PL	TUCSON AZ		85730
136280840	NELSON DARRELL G	7710 E BASSWOOD PL	TUCSON AZ		85730
136280850	MORTER KATHERINE	7725 E BASSWOOD PL	TUCSON AZ		85730
13628086B	GOMEZ REFUGIO M & GOMEZ ROBERT M &	GOMEZ JIMMY M & GOMEZ RICHARD M J	7818 E BOOJUM PL	TUCSON AZ	85730
13628087A	GARCIA LEON M	7745 E BASSWOOD PL	TUCSON AZ		85730
136280880	COX MIRANDA S & HAUSER AARON MATTHEW CP/RS	7801 E SILVER BEECH DR	TUCSON AZ		85730
136280890	CASTENEDA NORMA L	7811 E SILVER BEECH DR	TUCSON AZ		85730
136280900	7821 E SILVER BEECH DR LLC	7821 E SILVER BEECH DR	TUCSON AZ		85730
136280910	SCAMMAHORN KIMBERLY & RYANN CP/RS	7831 E SILVER BEECH DR	TUCSON AZ		85730
136280920	GRIJALVA KAREN R GARCIA	7841 E SILVER BEECH DR	TUCSON AZ		85730
136280930	CITY OF TUCSON	ATTN: HOUSING AND COMMUNITY DEVELOPE	PO BOX 27210	TUCSON AZ	85726
136280940	ZAMORA JOSE DE JESUS	3905 S SILVER BEECH AVE	TUCSON AZ		85730
136361340	SANMAX LLC	3761 S CARSON AVE	TUCSON AZ		85730

13636135A	MAUCHER KYLE L	3751 S CARSON AVE	TUCSON AZ	85730
13636135B	VALDEZ MARTHA	3741 S CARSON AVE	TUCSON AZ	85730
136361360	VALDEZ MARTHA	3741 S CARSON AVE	TUCSON AZ	85730
136361610	BOELMAN AMY J	3742 S CARSON AVE	TUCSON AZ	85730
136361620	MARTINEZ JOSE LUIS GARCIA & MORENO VANESSA CP	3752 S CARSON AVE	TUCSON AZ	85730
136361630	LONG TERRY D & DORLA-RAYE JT/RS	3762 S CARSON AVE	TUCSON AZ	85730
136361640	BAF ASSESTS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX	78746
136361650	PATTERSON ELLEN ROGERSON & THOMAS B CP/RS	1940 E LIND RD	TUCSON AZ	85719
136361660	ANYICHAP MARY	3747 S AMOS PL	TUCSON AZ	85730
136361670	DANIEL MEAGAN N	3740 S AMOS PL	TUCSON AZ	85730
136361680	BUELNA MIGUEL & SOTELO JULIAN JT/RS	3748 S AMOS PL	TUCSON AZ	85730
136361690	OASE FAMILY TR	ATTN: DAVID & CHUNG ING JEAN OASE TR	7802 E ESCALANTE RD TUCSON AZ	85730
136361700	ROMO ADALBERTO A & GLORIA V JT/RS	3764 S AMOS PL	TUCSON AZ	85730
136361710	HASTINGS RICHARD M	3765 S GRADY PL	TUCSON AZ	85730
136361720	GAYNOR MIGUEL AGUILAR	3757 S GRADY PL	TUCSON AZ	85730
136361730	CLEVENGER LINDSAY & RYDER JASON & CLEVENGER	CHELSEA ALL JT/RS	3749 S GRADY PL TUCSON AZ	85730
136361740	BUTLER MICHAEL B & SUZANNE CP/RS	3742 S GRADY PL	TUCSON AZ	85730
136361750	JR AQUISITIONS LLC	1841 4TH ST STE E	LIVERMORE CA	94550
136361760	RUSCH JAMES ARNOLD & BALTIERREZ ELSA R JT/RS	3758 S GRADY PL	TUCSON AZ	85730
136361770	AHEIMER EDWARD F	3766 S GRADY PL	TUCSON AZ	85730
136370010	YANEZ RICARDO & JOSEFINA JT/RS	7661 E ROYAL PALM PL	TUCSON AZ	85730
136370020	COLLINS RONNIE DEAN II & TANYA MARIE CP/RS	7669 E ROYAL PALM PL	TUCSON AZ	85730
136370030	NHAM NGAU & TRUONG PHAN CP/RS	7677 E ROYAL PALM PL	TUCSON AZ	85730
136370040	GUSKY JEFFREY J & SA JT/RS	7676 E ROYAL PALM PL	TUCSON AZ	85730
136370050	WOODS TONGBAI	7668 E ROYAL PALM PL	TUCSON AZ	85730
136370060	GUERRERO JOSE	7660 E ROYAL PALM PL	TUCSON AZ	85730
136371380	DE GUZMAN DIGNA G	3992 S EVERGREEN AVE	TUCSON AZ	85730
136371390	HANSEN LORRAINE A & RANDAL L CP/RS	3988 S EVERGREEN AVE	TUCSON AZ	85730
136371400	PALMA ADRIANNA	3984 S EVERGREEN AVE	TUCSON AZ	85730
136371410	ONWUHAI CHARLES C	3980 S EVERGREEN AVE	TUCSON AZ	85730
136371420	DLAP LLC	4007 E PARADISE FALLS DR STE 125	TUCSON AZ	85712
136371430	SKINNER VICTORIA A	3972 S EVERGREEN AVE	TUCSON AZ	85730
136371440	KANGAS LINDA	3968 S EVERGREEN AVE	TUCSON AZ	85730
136371450	T2 INVESTMENTS LLC	PO BOX 1029	VAIL AZ	85641
136371460	ARMENTILLA SUSANNA	3960 S EVERGREEN AVE	TUCSON AZ	85730
136371470	SANCHEZ MARIO E	3956 S EVERGREEN AVE	TUCSON AZ	85730
136371480	MOLCHAN BRUCE A	3952 S EVERGREEN AVE	TUCSON AZ	85730
136371490	KMS ENTERPRISES LLC	5225 E PIMA ST	TUCSON AZ	85712

Test



 Subject Property
 1 Mile Notification Area



Name	Address	City, State, Zip
Regina Romero - Mayor	255 W. Alameda ST	Tucson, AZ 85701
Tina Johnson (Interim) - N.A. - Stella Mann		Tucson, AZ
Jessica Riesgo - N.A. - Groves Lincoln Park - N.A. - Stella Mann	3208 E Fort Lowell, Suite 102	Tucson, AZ 85716 Tucson, AZ
Michael Hassan - N.A. - Groves Lincoln Park	3208 E Ft Lowell, Suite 102	Tucson, AZ 85716
Mary Williams (Interim) - N.A. - Stella Mann	7043 E Nelson Dr	Tucson, AZ 85730
Joanna Gradillas - N.A. - Groves Lincoln Park	3208 E Ft Lowell, Suite 102	Tucson, AZ 85716
Nikki Lee - Ward 4	8123 E. Poinciana DR	Tucson, AZ 85730

136371500	GALAZ JESUS	3944 S EVERGREEN AVE	TUCSON AZ		85730
136371510	MITCHELL LINDA M & HERRING CHRISTINE A &	MITCHELL DANIELLE P & MITCHELL	KATHERINE K ALL JT/RS	3940 S EVERG	85730
136371520	GONZALEZ AUDELINO A	3936 S EVERGREEN AVE	TUCSON AZ		85730
136371530	MC CAULLAY MIKEL G	3932 S EVERGREEN AVE	TUCSON AZ		85730
136371540	EVANS KIT D	3928 S EVERGREEN AVE	TUCSON AZ		85730
136371550	HILL DREDA M	54516 WHITE TAIL DR	MISHAWAKA IN		46545
136371560	DISHROON FAMILY TR	ATTN: TERRY J & SHERRIE L DISHROON TR	8102 E QUARTZ RIDGE DR	TUCSON AZ	85715
136371570	PLATT SHAWN & LETICIA CP/RS	12205 N LAZY RIVER DR	MARANA AZ		85653
136371580	ANGLE DAVID G & RHEA K CP/RS	1561 W CALLE CONCORDIA	ORO VALLEY AZ		85704
136371590	PETTENGILL LUANNE MARIE	3302 SUSILEEN DR	RENO NV		89509
136371600	ODOM BOBBY J III	3904 S EVERGREEN AVE	TUCSON AZ		85730
136371610	2550 PARKSIDE LLC	7530 E CAMINO AMISTOSO	TUCSON AZ		85750
136371620	SUSSEN KATIE	3898 S EVERGREEN AVE	TUCSON AZ		85730
136371630	HILL SHEBA	3896 S EVERGREEN AVE	TUCSON AZ		85730
136371640	DIXON PATRICIA	3894 S EVERGREEN AVE	TUCSON AZ		85730
136371650	PAUL KENNETH E JR & DEBRA JT/RS	3892 S EVERGREEN AVE	TUCSON AZ		85730
136371660	SHAFFER JAMES GERARD	3890 S EVERGREEN AVE	TUCSON AZ		85730
136371670	JOHNSON SUE A	7542 E LOTUS PL	TUCSON AZ		85730
136371680	LARACUENTE ELISHA	3886 S EVERGREEN AVE	TUCSON AZ		85730
136371690	SOLLERS JEANNETTE JOLENE	3425 S JESSICA AVE	TUCSON AZ		85730
136371700	EMPOWERED REAL ESTATE INVESTMENTS LLC	1846 E INNOVATION PARK DR STE 100	ORO VALLEY AZ		85755
136371710	GODDARD RACHAEL L	3880 S EVERGREEN AVE	TUCSON AZ		85730
136371720	DEGONZALEZ DENA M	3878 S EVERGREEN AVE	TUCSON AZ		85730
136371730	SCHMIDT JOHN T & FRANCES S	3003 N SARSAPARILLA PL	TUCSON AZ		85749
136371740	VAUGHT JIMMY L	3874 S EVERGREEN AVE	TUCSON AZ		85730
136371750	SMITH CAROL ANN	3872 S EVERGREEN AVE	TUCSON AZ		85730
136371760	HENDERSON LINDSAY JILL & HESSE RICHARD L &	PAUL NATHAN ALL JT/RS	3870 S EVERGREEN AVE	TUCSON AZ	85730
136371770	ROSE DEVELOPMENT COMPANY	5087 W FOOTHILLS BLUE LN	TUCSON AZ		85741
136371860	PALM GROVE TOWNHOUSE ASSN NO 8	ATTN: ROBERT L JONES	3980 S EVERGREEN AVE	TUCSON AZ	85730
136371870	PALM GROVE TOWNHOUSE ASSN NO 9	3904 S EVERGREEN AVE	TUCSON AZ		85730
136371880	PALM GROVE TOWNHOUSE ASSN NO 10	ATTN: KENNETH PAUL	3870 S EVERGREEN AVE	TUCSON AZ	85730
13637189A	LANI PROPERTIES LLC	3536 S RANDI PL	TUCSON AZ		85730
13637189B	SCHMIDT JONAH & VELAZQUE KAYLA JT/RS	3822 S EVERGREEN AVE	TUCSON AZ		85730
13637189C	MAXEY EDDIE JO-ANNE	3842 S EVERGREEN AVE	TUCSON AZ		85730

Appendix D: Views

APPENDIX D: VIEWS



WESTERN BOUNDARY- LOOKING EAST



WESTERN BOUNDARY- LOOKING WEST

APPENDIX D: VIEWS



EASTERN BOUNDARY- LOOKING WEST



EASTERN BOUNDARY- LOOKING EAST FROM CENTER

APPENDIX D: VIEWS



NORTHERN BOUNDARY- LOOKING NORTH



NORTHERN BOUNDARY- LOOKING SOUTH

APPENDIX D: VIEWS



SOUTHERN BOUNDARY- LOOKING NORTH



SOUTHERN BOUNDARY- LOOKING SOUTH

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Entitlements Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

TP-ENT-1023-00042 GS

Expose this flap - Affix stamp and return



City of Tucson
Planning and Development Services
Department - Entitlements Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

TP-ENT-1023-00042 GS

IMPORTANT REZONING NOTICE ENCLOSED